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November 1993

Management Framework Plan Amendment North Umpqua and Drain Resource Area Management Framework Plans

and

Environmental Assessment for Proposed Dunning Ranch Exchange

EA #OR-100-93-13
Case File #OR-49268

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BUREAU OF LAND MANAGEMENT
Roseburg District Office
777 NW Garden Valley Boulevard
Roseburg, Oregon 97470

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IN REPLY REFER TO

November 12, 1993

Dear Public Land user:

Enclosed for your review is the proposed Management Framework Plan Amendment for the Drain and North Umpqua Resource Area Management Framework Plans and Environmental Assessment for Proposed Dunning Ranch Exchange. The Planning Area is a portion of the Roseburg District. The Bureau of Land Management has prepared this document to address proposed changes in Federal land ownership and interim management plans for a private parcel of land offered for acquisition through exchange. The proposed Plan Amendment focuses on identification of specific federal parcels to be made available for exchange and analysis of a specific land exchange proposal (the Dunning Ranch exchange). This Plan Amendment complies with Bureau guidelines for planning and environmental analysis.

The proposed plan amendment is based on the draft published September 1, 1993, and upon which public comments were received until October 30, 1993. Nine (9) comments were received during this period from individuals, groups, and governmental agencies.

Review of the comments received did not result in modification of alternatives analyzed in the draft document. Concerns raised about potential impacts of proposed interim management guidelines can be adequately addressed under existing discretionary authorities of the BLM. The potential for disturbance due to mining activities is considered to be low. Impacts to local timber harvest levels were addressed in the draft document. (See points 4, 6, and 7 of the attached Decision Rationale for further explanation.) The proposed decisions for the Plan Amendment are based on the analysis contained in the Environmental Assessment, management feasibility, policy, and legal constraints. Public comments received were considered prior to writing of the proposed decision. Known interested parties, local and state government, and the public are being informed of the proposed approval of this Plan Amendment via receipt of the proposed Decision Record, attached.

The proposed Plan Amendment cannot be approved and implemented until the Governor of Oregon has had an opportunity to review it. Final approval of the Plan Amendment will also be subject to the final action on any protests which may be filed. Only those persons or organizations who participated in our planning process leading to this proposed plan amendment may protest. If our records do not indicate you had any involvement in any stage of the preparation of the amendment, your protest will be dismissed without further review. A protest may raise only those issues which were submitted for the record during the planning process and should be mailed to the following address: Bureau of Land Management, Division of Planning and Environmental Coordination (WO-760), 1849 C Street NW, (406 L St.), Washington, D.C. 20240, within the official protest period ending December 13, 1993. There is no provision for any extension of time. To be considered "timely", your protest must be postmarked no later than the last day of the protest period. Also, although not a requirement, we suggest you send your protest by certified mail, return receipt requested. Protests must contain the following information:

- The name, mailing address, telephone number, and interest of the person filing the protest;
- A statement of the issue or issues being protested;
- A statement of the part of parts of the Plan Amendment being protested. To the extent possible, this should be done by reference to specific pages, paragraphs, sections, tables, maps, etc., included in the document;
- A copy of all documents addressing the issue or issues that were presented during the planning

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process by the protesting party, or an indication of the date that the issue or issues were discussed for the record;

- A concise statement explaining why the proposed decision is believed to be incorrect. This is a critical part of your protest. Take care to document all relevant facts. As much as possible, reference or cite planning documents, environmental analyses, and available planning records. A protest which merely expresses disagreement with the proposed decision, without any data, will not provide us with the benefit of your insight. In this case, the Director's review will be based on the existing analysis and supporting data.

Thank you for your continued participation in the land use planning process.

Sincerely yours,

Jim Moorhouse
Roseburg District Manager

Management Framework Plan Amendment
North Umpqua and Drain Resource Area Management Framework Plans

and

Environmental Assessment for Proposed Dunning Ranch Exchange

EA #OR-100-93-13
Case File #OR-49268

Prepared by Roseburg District
Bureau of Land Management
777 NW Garden Valley Blvd.
Roseburg, Oregon 97470

November, 1993

EA #OR-100-93-13
Case File #OR-49268

DECISION RECORD
for
Proposed Management Framework Plan Amendment, North Umpqua and Drain Resource Area Management Framework Plans and Environmental Assessment for Proposed Dunning Ranch Exchange

This decision record is tiered to information contained in the *Proposed Management Framework Plan Amendment, North Umpqua and Drain Resource Area Management Framework Plans and Environmental Assessment for Proposed Dunning Ranch Exchange* (EA #OR-100-93-13, Roseburg District Bureau of Land Management, September, 1993, herein after referred to as the EA) as cited below. The decision is broken down into four (4) discrete elements as specified below.

Decision:

Part 1: Sections L-2 and F-4.0 of the Drain Resource Area Management Framework Plan (MFP) and sections L-3 and F-4.1 of the North Umpqua Resource Area MFP are amended to add five parcels of land to the list of lands available for exchange. The result of this decision is that 640 acres of public land may be transferred into private ownership. The descriptions of the five parcels are listed in section 1.3 and exhibit B of the EA. In exchange for these lands, the BLM will acquire various private lands. Only one specific land exchange (the Dunning Ranch Proposal, see Part 2 below) has been received by the BLM in relation to these five parcels.

Part 2: This decision will result in implementation of the Proposed Action as identified in section 2.2 of the EA. BLM parcels 1 and 2 (360 acres) will be exchanged for the 6,581 acre private parcel identified as the Dunning Ranch (EA Exhibit B, pages 1-4 and 9). Parcels 4, 5, and 6 (totaling 280 acres, EA Map 1, section 1.3 and Exhibit B) will be available for future exchange proposals; any such proposals will require completion of another EA and be subject to all required environmental clearances prior to exchange.

Part 3: All of the acquired parcel, except for the 400 acres identified in Exhibit D of the EA, will be designated as an Area of Critical Environmental Concern (ACEC). The ACEC will be managed in conformance with the Interim Management Plans identified in section 2.2.1 of the EA. This management emphasis can be summarized as protection or enhancement of habitat for special status species occurring or potentially occurring on the parcel. Part (i) of the interim guidelines is amended to remove the word "deer" from the first sentence. This change reflects the input received from the Oregon Department of Fish and Wildlife and allows for hunting of authorized species during authorized seasons.
It is stressed that noted guidelines are interim and will remain in effect only until a formal written management plan is completed for the Dunning Ranch parcel. Completion of the formal management plan will involve additional public input. It is anticipated completion of this plan could take up to 2 years.

Part 4: Management prescriptions for the 400 acres outside of the ACEC designation will be in conformance with existing Management Framework Plan guidance. Emphasis will be placed on timber production consistent with protection of threatened, endangered, or special status species. Management of these 400 acres will be adjusted to conform with new land use plans, such as the President's proposed Forest Plan, as these plans are finalized.

Terms and Conditions:

The quitclaim deed for BLM parcels to be exchanged will contain a reservation for rights-of-way for ditches and canals under the Act of August 30, 1890 (43 U.S.C. 945). No mineral reservations will apply; the entire mineral estate will be traded.

The quitclaim deed for BLM Parcel 1 would be subject to Right-of-Way No. OR 012075 to Pacific Power and Light for an existing 115kV transmission line (expires 1/19/2015).

Values:

Any exchange, including the Dunning Ranch exchange, will be based on a fair market value with cash equalization for differences in value up to twenty five percent (25%) of the fair market value of the BLM lands. The fair market value appraisal is prepared by the BLM.

The Dunning Ranch appraisal has determined that BLM parcels 1 and 2 are of a higher value than the property offered for exchange. The exchange proponents will equalize exchange values through cash payment to the Federal Treasury.

Legal Authorities

1. Section 206 of the "Federal Land Policy and Management Act of 1976" (FLPMA) allows for exchange of public land when "... public interest will be well served by making the exchange. ..." (43 U.S.C. 1716, as amended by the Federal Land Exchange Facilitation Act of 1988 (102 Stat. 1086)).

2. Section 202 of the FLPMA allows for "... designation and protection of areas of critical environmental concern."

3. Exchange regulations for the Department of Interior are provided at 43 CFR 2200.

Decision Rationale:

1. The exchange will result in acquisition of sufficient secure Columbian White-tail Deer (CWTD) habitat to meet the land base and habitat requirements (5,500 acres) set forth in the CWTD Recovery Plan. The species may move towards being removed from endangered species status (reference EA, page 8 and CWTD Recovery Plan, U.S. Fish and Wildlife Service, Revised June, 1983. Pg. 45).

2. Acquisition of the Dunning Ranch will result in protection of over 50% of the known habitat of the Shrubby Rock Cress (Federal candidate threatened/endangered plant). Acquisition will also offer protection for approximately 40 acres of False Caraway habitat. With acquisition of the ranch, BLM can pursue a conservation agreement with US Fish and Wildlife Service to work toward prevention of the listing of these species. There will be no impact to special status plants from the disposal of the public tracts identified in the proposal (reference EA, page 9).

3. Overall impact to the Northern Spotted Owl and Marbled Murrelet will be minimal due the Federal exchange parcels' scattered, isolated location in the Interior Valley Zone (reference EA, pages 9-10 and Appendix 1).

4. In the long term, there will be a neutral to positive impact on overall timber harvest levels (annual sale quantity) due to the exchange. Initial analysis of the exchange proposal projected an annual decrease in timber harvest of up to eight hundred thousand board feet. This decrease can be offset if the Columbian White-tail Deer is delisted and management restrictions proposed on other federally managed habitat are no longer needed or implemented. Overall revenue return to O&C counties should not be negatively impacted by the exchange (reference EA, page 10).

5. The decision to allow the proposed exchange does not result in any undue or unnecessary environmental degradation and is in conformance with the amended Management Framework Plans for the Drain and North Umpqua Resource Areas. A Finding Of No Significant Impact has been documented and signed.

6. The mineral report prepared for the Dunning Ranch exchange has concluded, with a high level of certainty, that the lands involved: (a) do not have value for Mineral Materials; (b) do not have locatable mineral potential; and (c) do not have value for Geothermal resources. In addition, lands involved have low potential for the discovery of oil and gas and, as such, do not have a value that is reflected in the market place for local lands.

7. Nine written comments were received in response to the advertised public comment period. These comments can be summarized as follows:

a. Six comments were in support of the Dunning Ranch exchange. These responses did express some concern with portions of the interim management guidelines detailed in section 2.2.1 of the EA. Based on the information contained in the minerals report as noted above and the existing discretionary authorities of the BLM, the area can be managed to meet stated objectives without further withdrawals.

b. Two responses did not state a formal opinion on the exchange proposal, but asked specific questions about future management, particularly in regard to importation of Columbian White-tail deer. Management objectives do not include importing additional deer to this site.

c. The final response indicated concerns about impacts on timber receipts to the O&C counties and the cumulative number of acres being secured for the Columbian White-tail deer by both local and federal government. Section 4.2 of the EA and point #4 of this decision rationale have discussed the potential impacts to annual allowable sale quantity, which is directly related to total timber sale receipts. While the Dunning Ranch property may result in the local area exceeding the total number of secure acres required by the Columbian White-tail Deer Recovery Plan, the property is being offered as a single parcel and is not subject to subdivision.

8. The U.S. Fish and Wildlife Service (USFWS), under formal consultation procedures required by the Endangered Species Act, has completed a biological opinion on the Dunning Ranch Land Exchange. USFWS concurs with BLM's determination that the exchange is not likely to adversely affect Columbian White-tail Deer, the Marbled Murrelet, and Bald Eagle). It is also the opinion of USFWS that the exchange is not likely to jeopardize the continued existence of the Northern Spotted Owl.

9. We find that the values and objectives which these Federal lands would serve if retained in Federal ownership are not more than the values of the non-Federal lands and the public objectives they will serve if acquired.

10. It is our judgement that the public interest would be well served by completing the proposed Dunning Ranch Exchange.

Recommended: _____ 11/12/93

James Moorhouse, Rosebug District Manager — Date

Approved: _____ NOV - 9 1993

Dean Bibles, OR/WA BLM State Director — Date

FINDING OF NO SIGNIFICANT IMPACT (FONSI)
for
Proposed Dunning Ranch Land Exchange
and
Plan Amendment, Drain and North Umpqua Resource Area Management Framework Plans

An interdisciplinary team of the Roseburg District, Bureau of Land Management, has analyzed a proposal for a land exchange between the BLM and 2Linc., a registered Oregon corporation. The proposed exchange involves 6,581 acres of private land and approximately 360 acres of public land. The plan amendment also identifies an additional 280 acres of public land which could be involved in future land exchange proposals. Legal descriptions and general information of the lands proposed for exchange are shown in the attached Environmental Assessment (EA), #OR-100-93-13.

Authority for the proposed exchange is Section 206 of the Federal Land Policy Management Act of 1976 (43 U.S.C. 1716). The exchange values shall be fair market value as determined by appraisal. In the event appraised values are noy equal, exchange values shall be equalized by a cash payment not to exceed twenty-five percent (25%) of the value of the federal lands or by deleting parcels.

A summary of environmental effects (as discussed in the EA) follows. The tests of significance identified in 43 CFR 1508.27(b) have also been considered.

- Analysis indicated no significant impacts on society as a whole, the affected region, the affected interests, or the locality.

- There were no identified impacts or issues related to public health or safety. Hazardous materials clearances would be verified prior to exchange (reference EA, Exhibit A, Table I).

- There are no prime or unique farmlands, or potential, nominated, or designated wild and scenic rivers within the potential exchange parcels (reference EA, Exhibit A, Table I).

- Cultural and wetland resources occurring on the offered parcel would be protected with completion of the exchange. Exchange would also allow existing degraded floodplains/riparian areas to be available for rehabilitation (reference EA, Exhibit A, Table I).

- Anticipated impacts on the quality of the human environment are not anticipated to be highly controversial. The exchange proposal has been advertised via *Federal Register* notice, Roseburg *News Review* legal notice (3 times), a front page article in the Roseburg *News Review*, and direct mailing to adjacent landowners. Local and national elected officials were also priefed on the proposal. Public notification procedures have generated approximately twenty one responses. Comments have covered the full spectrum of possible input (from "for" to "against"). The majority of comments did not express a particular opinion, but aired particular concerns or asked for additional information.

- There are no highly uncertain or unique unknown risks involved.

- The alternatives are not related to other actions with potential for cumulatively significant impacts to the important and relevant resource values for the areas involved. Potential activities on federal land exchanged

to private ownership would be governed by state statutes (EA section 4.3 and 4.4). The exchange could result in a net increase of 200 thousand board feet to annual allowable timber harvest for the Roseburg District (EA section 4.2); this is not considered to be a significant increase in annual sale quantity.

- Cultural resources on or potentially eligible for the National Register of Historic Places would be protected through exchange. Known Native American Religious sites would not be affected. (EA, Exhibit A, Table I).

- The alternatives are expected to have impacts to species either listed or proposed for listing as threatened or endangered under the endangered species act. These impacts are summarized as follows:
  Columbian White-tailed Deer: "May Affect, Not likely to Adversely Affect". The species may move towards delisting (EA section 4.1.1).
  Northern Spotted Owl: "May Affect, Likely to Adversely Affect". Overall impact to the NSO expected to be minimal due to the parcels scattered, isolated locations (EA section 4.1.3).
  Marbled Murrelet: "May Affect, Not Likely to Adversely Affect" (EA section 4.1.4). Potential exchange tracts have very little potential to support Marbled Murrelets (EA Section 3.1.4).
  Anadromous Fisheries: Potential for rehabilitation of 2.5 miles of fisheries streams including potential habitat for steelhead trout, Coho salmon, and Cutthroat trout (EA section 4.1.5).
  Plants: POtential for protection of habitat for two sensitive plant species.

Existing special status species habitat under BLM management would not be exchanged without the concurrence of the US Fish and Wildlife Service.

- The alternatives do not violate federal, state, and local law requirements imposed for protection of the environment.

FONSI Determination

On the basis of the information contained in this Environmental Assessment and other information available to me as summarized above, it is my determination that none of the alternatives constitute a major federal action significantly affecting the quality of the human environment. An Environmental Impact Statement is, therefore, unnecessary and will not be prepared. The proposed action alternatives are not consistent with the existing North Umpqua and Drain Resource Area Management Framework Plans; these plans would be modified through this plan amendment.

Approved: _____ 11/12/93

Jim Moorhouse, Roseburg District Manager — Date

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1.0 Purpose of and Need for Action

1.1 *Introduction*

Chapter One provides an overview of the proposed action. Included in this chapter are: (a) a narrative description of the need for the action; (b) a general description of the proposal; (c) issues associated with the proposal which were considered but eliminated from detailed analysis in this environmental assessment (EA); and (d) a list of relevant issues to be analyzed in detail in this EA.

1.2 *Need for Action*

The Columbian White-tailed deer (CWTD) is a species historically found in western Oregon interior valleys from the Columbia river to the Rogue river.

In the past, population densities were thought to be extremely high in suitable habitat areas. By the late 1800's the species was almost gone from the Willamette valley. (Bailey, V. *The Mammals and Life Zones of Oregon,* North American Fauna No. 55, USDA Biological Survey, 1936). By the 1970's, the Roseburg area population had reached a low point and in 1978, the species was listed as an endangered species under the Endangered Species Act of 1973.

The recovery plan written for the CWTD species states delisting of the Roseburg population could take place if 5,500 acres of suitable habitat, maintaining a viable population of at least 500 individuals, becomes available and secure. (Columbian White-Tailed Deer Recovery Plan, U.S. Fish and Wildlife Service, Revised June, 1983. Pg. 45. Original approved October, 1976). Presently, the Bureau of Land Management (BLM) has the opportunity to obtain habitat for this species through a land exchange with a private party.

This document has been prepared to meet Federal regulations which require that an EA and planning analysis be performed to examine the resource values of the lands, identify long term management goals, and determine if this proposal is in the public interest. Approval of this EA/plan amendment would amend the North Umpqua and Drain Resource Area Management Framework Plans (MFPs) to identify the proposed Federal tracts for disposal by sale or exchange. If the plan amendment is approved, the proposed land exchange would then be in compliance with the MFPs.

Authority for land exchange is provided in Section 206 of the Federal Land Policy Management Act of October, 1976 (43 U.S.C 1716). Disposal of identified federal tracts through exchange would be consistent with the land management alternatives identified in the DRAFT Roseburg District Resource Management Plan (DRMP). All BLM lands proposed for exchange are categorized either zone 2 or zone 3 lands, which are suitable for disposal through exchange (DRMP, Dept. of Interior, Bureau of Land Management, August, 1992. Pages 2-15 and 2-68).

1.3 *Description of the Proposal*

The BLM proposes to exchange up to 360 acres of federally managed timberland (hereinafter called "selected" lands) for approximately 6,600 acres of private land (hereinafter called "offered" lands) that contain or may be managed for CWTD habitat. If this land is secured, and other habitat is considered, the secure habitat requirements set forth in the Columbian White-Tailed Deer Recovery Plan would be met (CWTD Recovery Plan, pp. 45). The species may move towards being removed from the endangered species list.

This plan amendment, which identifies Federal lands suitable for disposal by exchange, covers parcels 1, 2, 4, 5, and 6 (reference Map 1, General Location Map). Parcel 3 was eliminated from consideration for disposal (see Section 2.3.2). It is not anticipated that all five parcels would be exchanged for the offered lands. At this time, parcels 1 and 2 (totalling 360 acres) have been identified as high priority by the exchange proponents.

This environmental assessment (EA) discusses all potential Federal select parcels for the Dunning Ranch exchange proposal; emphasis is placed on analysis of those parcels which would most likely be involved in the proposed exchange. Inventory data is displayed for low potential select parcels when available. Completion of this plan amendment would allow future exchange of any remaining parcels not involved in the Dunning Ranch proposal (i.e. if parcels 1 and 2 were exchanged, parcels 4, 5, and 6 would be available for future exchange). Future exchange proposals suggested by the public would be analyzed in another EA and be subject to all required environmental clearances at that time.

1.4 *Issues Considered but Eliminated from Detailed Analysis*

BLM guidelines require consideration of a variety of resource values when analyzing an ex-

change proposal. This section of the EA identifies those resource values which were considered but eliminated from detailed analysis. Rationale for elimination is provided as cited below.

1.4.1 *Critical Elements of the Human Environment*

These elements are specified in Appendix 5 of the BLM National Environmental Policy Handbook (NEPA Handbook H-1790-1, BLM, October, 1988). The "critical elements" eliminated from detailed analysis are: Air Quality, Cultural Resources (as related to federal parcels), Prime or Unique farmlands, Floodplains, Native American Religious Concerns, Hazardous or Solid Wastes, Water Quality, Wetlands and Riparian Zones, Wild and Scenic Rivers, and Wilderness. Exhibit A, Table I, attached and incorporated into this EA, summarizes the anticipated environmental impacts to these "critical" resources.

1.4.2 *"Other" Resource Issues Eliminated*

Other resources requiring consideration (by BLM guidelines) include: existing or proposed wild horse and burro management areas, mineral resources, water resources, rangeland resources, fisheries habitat, visual resources, recreation resources, and existing lands uses (rights-of-way, permits, leases, etc.). Exhibit A, Table II, attached and incorporated into this EA, summarizes the anticipated environmental impacts to these resources.

1.5 *Issues to be Analyzed*

The following issues have been identified for detailed analysis in this EA. Issue identification resulted from consultation with other local and federal agencies, interdisciplinary (ID) team review, and comment resulting from public involvement procedures. (Chapter 5.0 of this EA identifies public involvement procedures utilized to advertise this exchange proposal.)

1.5.1 *Impacts to Special Status Species*

1.5.1.1 *Columbian White Tailed Deer*

Would the proposed land exchange help to meet the recovery criteria identified for the Roseburg population of Columbian White Tail Deer? Method of Measurement: Comparison to published recovery criteria.

1.5.1.2 *Special Status Plants*

What effect will the proposed exchange have on special status plant species? Method of measurement: Known habitat or populations of special status plants; potential for disturbance to special status plant habitat.

1.5.1.3 *Northern Spotted Owl*

Would the proposed exchange have impacts on the Northern spotted owl? Method of measurement: Location of parcels and changes in acreage of suitable owl habitat.

1.5.1.4 *Marbled Murrelet*

Would the proposed exchange have impacts on the Marbled Murrelet? Method of measurement: Location of parcels and estimate of potential for use.

1.5.1.5 *Anadromous Fish*

Would the proposed exchange have impacts on anadromous fish stocks? Method of measurement: Comparison of anadromous fish habitat between federal select parcels and private offered parcels.

1.5.2 *Impacts to Allowable Sale Quantity (ASQ)*

How would the proposed exchange of timber lands for ranch lands impact the amount of timber volume the BLM may offer for sale? Method of measurement: Change in annual Allowable Sale Quantity (ASQ).

1.5.3 *Potential Change in Land Uses*

How could the proposed exchange potentially change the existing land uses of the offered and selected parcels. Method of analysis: Current Douglas County Zoning Ordinances

1.5.4 *Mineral Management*

Should the offered lands, if acquired, be closed to mineral entry, oil and gas leasing, and removal of salable minerals (gravel, sand, etc.)?

2.0 Alternatives Including the Proposed Action

This chapter describes the no action, proposed action, and maximum protection alternatives. Included are proposed interim management prescriptions for the private offered lands. Also included is a list of alternatives considered but eliminated from further analysis, along with a rationale for their elimination.

Six BLM parcels were identified as a pool of lands with anticipated values sufficient to balance fair market values for the proposed exchange (reference the General Location Map). The exchange proponents have identified parcels 1, and 2, as the highest priority parcels for consideration in the exchange. Parcel 4 is of moderate priority. The timber and land values on these three parcels appear more than adequate to balance fair market value against the offered parcel. It is not anticipated that all three Federal parcels (parcels 1, 2, and 4) would be disposed of in this proposed exchange; values would be equalized as described in section 2.2.

2.1 *No Action Alternative*

This option would be to not proceed with the exchange. The existing pattern of land ownership and potential for development would remain unchanged. BLM lands would continue to be managed primarily for timber production. The Dunning Ranch could continue to be utilized for cattle production or subdivided for rural residential development (ranchettes).

2.2 *The Proposed Action: Exchange and Designate the "Offered" lands as an Area of Critical Environmental Concern (ACEC)*

The proposed action is the exchange of 6,581 of offered private lands for up to 360 acres of public land managed by the BLM in Douglas County, Oregon (reference the General Location Map).

The offered parcel was reviewed by an interdisciplinary (ID) Team for its potential designation as an Area of Critical Environmental Concern (ACEC). Review of the "relevance and importance criteria" identified in the Code of Federal Regulations (43 CFR 1610.7-2) and BLM manual 1613 resulted in the determination that: (a) relevance criteria were met due to cultural values and habitat for federal candidate and listed endangered species; and (b) importance criteria were met because the parcel is of more than local significance and has circumstances which could make it vulnerable to adverse change. The ID team recommended designation of about 6,200 acres as an ACEC (reference exhibit C, Proposed Dunning Ranch ACEC Review and Exhibit D, incorporated into this EA).

The three selected parcels being reviewed for exchange range in size from 80 to 240 acres. Parcels #1 and #4 border the city of Sutherlin to the North and South respectively. Parcel #2 is located approximately seven miles North of Sutherlin and one mile West of Interstate 5. All selected parcels are considered to be isolated federal ownerships that are difficult to manage. Exhibit B, incorporated by reference into this EA, contains detailed descriptions of the potential selected lands.

As required by Bureau regulation, the exchange values shall be fair market value as determined by appraisal. In the event appraised values were not equal, the exchange values would be equalized by a cash payment not to exceed twenty-five percent (25%) of the value of the federal lands or by deleting a parcel or parcels or a combination of both.

Disposal would be subject to valid existing rights of record. Existing perpetual exclusive easements acquired for access would be conveyed to the successors in interests.

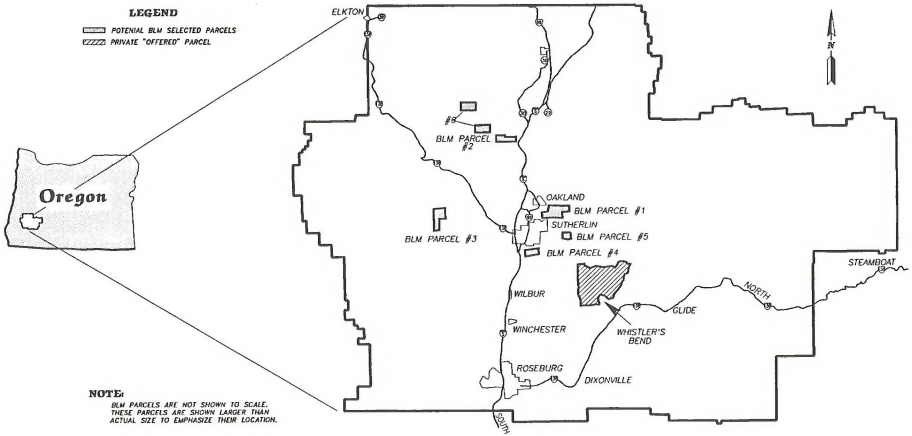
2.2.1 *Interim Management Plans for the Offered Parcel (Proposed Action)*

Under a 1986 amendment to the Federal Land Policy and Management Act of 1976, final title to the offered parcel would designate the entire ranch as O&C lands.

Under the proposed action, the offered parcel would be acquired for specific purposes: (a) Management for habitat requirements for CWTD; and (b) protection of special status plant habitat (*Arabis koehleri* var. *koehleri* (shrubby rock cress), and *Perideridia erythrorhiza* (false caraway); and (c) management of 2.5 miles of potential anadromous fish habitat. Consistent with these management objectives, the following interim management plans would be applied on those portions of the offered parcel recommended for ACEC designation. These interim guidelines would remain in effect until a formal written management plan could be completed for the offered parcel. It is anticipated completion of this plan would take up to 2 years.

MAP 1, GENERAL LOCATION MAP

PROPOSED DUNNING RANCH EXCHANGE



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(a) Approximately 70 acres would be withdrawn from locatable mineral entry for protection of special status plant habitat.

(b) The offered parcel would be open to oil and gas leasing. No surface occupancy would be allowed on approximately 70 acres of special status plant habitat. No oil and gas activity would be allowed between October 15 and May 15 to minimize erosion potential.

(c) Salable minerals (sand, gravel, rock, and stone) would be made available consistent with management direction for protection of other resources. Provisions for reclamation following use would be required. Approximately 70 acres of special status plant habitat would be closed to salable mineral sales.

(d) Seasonal restrictions may be applied to activities based on reproductive status and/or nesting success of special status species.

(e) The offered parcel would be closed to motorized off-highway vehicles (OHVs) due to the potential for wildlife disturbance and habitat degradation. Roads would be gated to control access.

(f) The offered parcel would be open for non-motorized dispersed recreation.

(g) Grazing, prescribed fire, and other tools for vegetation manipulation would be conditionally permitted to manage forage for Columbian White-tail deer. Any potential herbicide use would be subject to the standards and guidelines of the *Northwest Area Noxious Weed Control Program Environmental Impact Statement* (EIS, Bureau of Land Management, December, 1985, pages 7-13), and the *Western Oregon Program-Management of Competing Vegetation, Final Record of Decision* (BLM, August, 1992, pages 45-62). Vegetation manipulation would be prohibited in special status plant habitat during periods of flowering, fruit maturation, and seed drop.

(h). Predator control would continue at the present levels.

(i) The acquired parcel would be open to hunting during State of Oregon designated hunting seasons. Discussions with Steve Denney, Oregon Department of Fish and Wildlife (ODFW) and a member of the CWTD recovery team, led to this recommendation. The offered parcel contains good numbers of Blacktail deer. It is unlawful to take CWTD during authorized seasons for blacktail. (j) Timber harvest/firewood cutting would be conditionally permitted on the ACEC if found to be beneficial to special status species habitat.

Management prescriptions on the portion of the offered parcel not recommended for ACEC designation (up to 400 acres) would be in conformance with the existing land use plan. Emphasis would be placed on timber production consistent with protection of threatened/endangered/special status species.

2.3 *The Maximum Protection Alternative*

As in the proposed action, implementation of this alternative would result in the exchange of 6,581 acres of private land for up to 360 acres of public land. Approximately 6,200 acres of the private offered parcel would be designated an ACEC. This alternative would differ from the proposed action in that the BLM would utilize maximum discretionary authorities to prohibit or restrict actions on the acquired parcel designated as ACEC. These restrictions would include: a "no surface occupancy" stipulation for leasable minerals (oil and gas), withdrawal from locatable mineral entry, no removal of salable minerals, no livestock grazing, no vegetative manipulation, no vegetative product sales, no motorized or mechanized access (except for administrative access), and no developed trails.

2.4 *Alternatives Considered But Eliminated From Detailed Analysis*

2.4.1 *Cash Purchase*

The alternative of pursuing a cash purchase of the Dunning Ranch property was considered but not carried forward for detailed analysis. The BLM has no funds for this purpose and no such funding is anticipated in the future.

2.4.2 *Disposal of Parcel #3, T 25 S, R 6 W, Sec. 7*

Disposal of this parcel was eliminated from consideration due to it's documented high level of use as dispersal habitat for the Northern spotted owl (NSO). Parcel #3 is located within the Coast Range Province of the NSO.

2.4.3 *Exchange of Parcels #5 and #6*

The exchange of parcels #5 (T25S, R5W, Section 23) and #6 (T24S, R6W, Section 11) was considered under the Dunning Ranch exchange proposal. The exchange proponents have indicated these two parcels are of low priority. Approval of this Management Framework Plan Amendment would allow for future exchange proposals involving these parcels, providing all environmental clearances were obtained.

3.0 Description of the Affected Environment

This chapter describes both the offered and potential selected parcels in relation to the issues identified for detailed analysis in section 1.5. Other elements of the existing environment were discussed in Exhibit A, Tables 1 and 2. Exhibit B, incorporated by reference into this EA, provides a parcel by parcel description of BLM lands including general setting, access, timber and wildlife values, special status species habitat, etc..

3.1 *Special Status Species*

3.1.1 *Columbian White Tailed Deer*

The present range of the Roseburg population of CWTD encompasses 463 square miles in Douglas County, Oregon. The highest CWTD densities are found in or near riparian lowlands between Glide and Winchester Oregon, just south of the offered private parcels (CWTD Recovery Plan, Executive Summary, pg. iii).

Initial discussions with Steve Denney (ODFW and member of the CWTD recovery team) indicate that the offered parcel would be recognized as secure habitat (lands owned, controlled, protected, or otherwise dedicated to the conservation of CWTD) if managed for CWTD. CWTD are present in significant numbers on the Dunning Ranch.

The potential selected parcels of public land are all located within the known distribution of CWTD. These tracts maintain conifer forest types, not a habitat type generally associated with CWTD. They contain few individual CWTD.

Under the current timber management plan, the BLM has identified essential habitat totaling 37 acres for the CWTD (Final Roseburg Timber Management Environmental Impact Statement (FEIS), BLM, May, 1983. pg. 43). Under the draft preferred alternative of the Roseburg District DRMP, the BLM has identified 6,161 acres on which timber harvest or other vegetation manipulation would be restricted to activities beneficial to the CWTD (DRMP, pg 2-43). About 2,180 of the 6,161 acres are timbered and were withdrawn from annual timber harvest projections.

3.1.2 *Special Status Plants*

The offered private parcels contain over 50% of the known habitat for Shrubby Rock Cress (*Arabis koehleri* var. *koehleri*), a Federal candidate plant species under review for listing as a Threatened or Endangered species. The offered parcel also contains a population of False caraway (*Perideridia erythrorhiza*), a southwest Oregon endemic plant under review for listing as a threatened or endangered species.

Surveys completed in April, 1993, indicate that no special status plant species occur on public parcels 1, 2, 4 or 5.

3.1.3 *Northern Spotted Owl (NSO)*

The offered private parcels contain approximately 150 acres of mixed conifer/hardwood habitat that is suitable dispersal habitat for the NSO (reference Biological Assessment, Appendix 1, page 4).

Inventory data for the public parcels potentially involved in either the exchange or plan amendment are displayed below (reference Appendix 1). Not all acreage in all parcels meet the criteria for nesting, roosting, or foraging habitat (reference timber and wildlife portions of Exhibit B).

According to the Biological Assessment (Appendix 1, page 2) potential selected public parcels are not located in:

(a) Designated Conservation Areas (DCA, DRAFT Recovery Plan for the Northern Spotted Owl, U.S. Department of Interior, April, 1992. page ix and Map 2);

(b) Areas of Concern and Habitat Conservation Areas (A Conservation Strategy for the Northern Spotted Owl, Interagency Scientific Committee, Thomas et. al., 1990); or

(c) Final Critical Habitat Designation (U.S. Department of Interior, Fish and Wildlife Service, Federal Register Document 92-874, published January 15, 1992).

TABLE 3.1. NSO HABITAT CHARACTERISTICS, POTENTIAL FEDERAL SELECT PARCELS

	NSO Habitat	NSO Occupancy	Remarks
Parcel #1	Nesting, roosting, foraging (158 Ac.)	No	Slight potential for occupancy
Parcel #2	Nesting, roosting, foraging (120 Ac.)	No[1]	Slight potential for occupancy
Parcel #4	Nesting, roosting, foraging (57 Ac.)	No[1]	Slight potential for occupancy
Parcel #5[2]	Roosting, foraging (37 Ac.)	No	Slight potential for occupancy
Parcel #6[2]	Nesting, roosting, foraging	No	Slight potential for occupancy

[1]Daytime inventory visits only; no night visits completed.
[2]Parcels 5 and 6 included for plan amendment inventory data only. These parcels are not involved in the proposed Dunning Ranch exchange.

3.1.4 *Marbled Murrelet*

Parcels #2 and #6 are located within 50 miles of the Pacific Ocean. Habitat up to 50 miles inland has been determined to have the potential to support Murrelets.

Potential selected public parcel #2 is 47 miles inland. It is isolated from other mature/old growth habitat and surrounded by pasture and young conifer/hardwood habitat. A small area (approximately 20 acres) within the parcel contains structural elements typical of occupied Murrelet sites. Field review of the parcel with representatives of USFWS resulted in the determination that the tract has very low potential to support Marbled Murrelets. This determination is based on site characteristics, distance inland, and interior valley location (reference Appendix 1, page 7). Parcel #6 is not being considered for exchange in the Dunning Ranch proposal.

The offered parcel and all other potential selected public parcels are greater than 50 miles form the Pacific Ocean and have no potential as habitat for the Marbled Murrelet.

3.1.5 *Anadromous Fisheries*

The offered parcel contains approximately 2.5 miles of streams with potential to support steelhead, coho salmon, and cutthroat trout. All of these streams are in seriously degraded condition due to livestock grazing, roading, impassable culverts, timber harvest, and conversion of watershed vegetation to improved hillside pasture.

Potential select parcels 1, 2, 4, and 5, contain no known fisheries values (reference Exhibit B, pages 1, 3, 5, and 7).

3.2 *Allowable Sale Quantity*

The offered private parcels were inventoried to determine their capability for timber production. Approximately 400 acres have been identified which could be substituted into the timber management base to replace the existing public land parcels which would be disposed of if the exchange is completed (reference Exhibit D). These lands currently do not contain mature timber stands.

Parcels 1, 2, 4, 5, and 6 are all classified O&C lands. These parcels total approximately 640 acres, almost entirely inventoried as commercial forest land. Merchantable timber on these parcels ranges from 50-200 years old.

3.3 *Potential Change in Land Uses*

The offered parcels are located in an area of "high quality" residential development with individual homes built on lots of five acres or more. The ranch is currently used for beef production (up to 350 cow/calf pairs), but has potential for subdivision into 37 smaller ranchettes ranging in size from 5 to 200 acres (reference the Appraisers initial report, Appendix 2).

Potential selected public parcels are all identified as Farm/Forest Transitional (information from Douglas County Comprehensive Maps pub-

lished by Douglas County, Oregon, Revised May 15, 1985. Plates 10 and 11; these maps are incorporated by reference into this EA). Potential development of the public parcels under current zoning laws, if transferred to private ownership, is summarized below. (Source of information: Personal conversation with Dolores Smalley, BLM Real Estate Appraiser. Ms. Smalley based her comments on discussions with the Douglas County Planning Department.)

Parcel 1: One residence would be allowed. The parcel could be subdivided into 3 separate 80 acre parcels if the 240 acres were logged. Further subdivision would require incorporation into the Sutherlin City limits.

Parcel 2: One dwelling could potentially be built on this parcel.
Parcel 4: One dwelling could potentially be built on this parcel.

Parcel 5: It would be extremely unlikely that a homesite would be allowed on this parcel. The parcel could be developed for temporary occupancy by a mobile home or travel trailer for up to 90 days per year.

3.4 *Minerals Management*

The offered parcels are not known to have any locatable mineral potential as determined by literature and field review (reference the geologist's mineral report in the exchange case file).

Both offered and BLM select parcels have potential for oil and gas occurrence. A survey of BLM lands indicated low potential for locatable minerals. Based on these surveys, the BLM geologist recommended that BLM not attempt to reserve mineral or oil/gas rights in relation to the exchange (reference the ID Team meeting notes 20 Apr 93, located in the EA case file). Also, the lands are not in or reasonably near any mining district or mining sites. The Bonanza Mine, an old mercury mine (closed 1961) is located on private property approximately 2.5 miles north of the offered parcel; the nearest mining claim is 15 miles away. Review of mining records indicates no claims have ever been filed in or reasonably near the parcels. Any mining activity proposed in the future (considered unlikely) would be subject to BLM's locatable mineral surface management regulations (43 CFR 3809) designed to prevent unnecessary or undue degradation.

4.0 Environmental Consequences

This chapter describes the anticipated environmental impacts to both the offered and potential selected parcels in relation to the proposed Dunning Ranch exchange. The issues identified for detailed analysis were described in section 1.5. Other environmental consequences are summarized in Exhibit A, Tables 1 and 2. Anticipated impacts will be displayed on an issue by issue basis for the No Action, Proposed Action, and Maximum Protection alternatives.

4.1 *Special Status Species*

A Biological Assessment package containing anticipated impacts to Columbian White-tail Deer, Northern Spotted Owl, Marbled Murrelet, and Bald Eagle was prepared and submitted to the U.S. Fish and Wildlife Service for formal consultation as required by the Endangered Species Act. The biological assessment is included as Appendix 1 to this EA. USFWS will make findings based on this request for consultation. Results of this consultation process would be reflected in any final decision on the proposed land exchange. Existing special status species habitat under BLM management would not be exchanged without concurrence of the US Fish & Wildlife Service.

4.1.1 *Columbian White Tailed Deer*

No Action Alternative: For appraisal purposes, the BLM has estimated the highest and best use of the offered parcel to be continuation of cattle production with the right to sell existing tax lots and subdivide existing larger tax lots for sale (reference initial appraisal report, Appendix 2, page 6). Such subdivision would have a negative impact on CWTD due to increased habitat fragmentation.

Potential selected parcels would support few individual CWTD and a habitat type not generally associated with CWTD.

Proposed Action Alternative: Parcels containing little or no suitable CWTD habitat and few individual deer would be traded for approximately 6,600 acres of suitable CWTD habitat that contains appreciable numbers of CWTD.

Currently, the population of CWTD has met the management objective of maintaining a population of 1,200 animals rangewide. The exchange

would result in sufficient secure CWTD habitat (lands owned, controlled, protected, or otherwise dedicated to the conservation of CWTD) to meet the land base and habitat requirements (5,500 acres) set forth in the CWTD Recovery Plan. The species may move towards being removed from endangered species status (CWTD Recovery Plan, U.S. Fish and Wildlife Service, Revised June, 1983. Pg. 45). Completion of the exchange would result in a "May Affect, Not Likely to Adversely Affect" the CWTD (reference Biological Assessment, Appendix 1, page 6).

Maximum Protection Alternative: Impacts to the CWTD would be expected to be the same as for the Proposed Action except that restrictions on grazing and vegetation manipulation could result in reduced wildlife forage. Potential disturbance to CWTD from other activities allowed under the Proposed Action could be adequately controlled via existing regulations and authorities.

4.1.2 *Special Status Plants*

No Action Alternative: Potential adverse impacts (from agricultural use and residential development) to known populations of Shrubby Rock Cress and False Caraway would continue to exist without specific identification of protective measures. A portion of the existing habitat for Shrubby Rock Cress (basaltic rock outcrops) has already been lost due to use of the area for production of crushed rock.

The potential for adverse impact to special status plants from current grazing levels is considered to be relatively low. Shrubby Rock Cress habitat (rock outcrops) is typically not traversed by livestock. False caraway populations exist on the offered lands even though its habitat is currently grazed.

There would be neither beneficial nor adverse impacts to special status plants on potential select parcels from the no action alternative.

Proposed Action Alternative: Acquisition of the offered private parcels would result in protection of over 50% of the known habitat of the Shrubby Rock Cress (Federal candidate threatened/endangered plant). Acquisition would also offer protection for approximately 40 acres of False Caraway habitat. With acquisition of the ranch, BLM would pursue a conservation agreement with US Fish and Wildlife Service to work toward prevention of the listing of these species. The approximate 70 acres of special status plant habitat would be protected from degradation via controlled use of vegetation manipulation activities and mineral activity restrictions identified in section 2.2.1 of this EA.

It is presumed that False Caraway is adapted or suited to fire occurrence based on its habitat type. (Research would be required to prove this assumption). The use of prescribed fire or controlled grazing could result in a reduction of vegetative competition and an increase in False Caraway population and vigor.

There would be no impact to special status plants from the disposal of the public tracts identified in the proposal.

Maximum Protection Alternative: No difference would be expected between the Proposed Action and the Maximum Protection Alternative in relation to the Shrubby Rock Cress. Potential increases to False Caraway population and vigor (identified in the Proposed Action) would not be realized due to a lack of vegetation manipulation.

4.1.3 *Northern Spotted Owl (NSO)*

No Action Alternative: The offered private parcel would continue to provide approximately 150 acres of suitable dispersal habitat for the NSO. These lands could be logged by the present owner.

Public land parcels would continue to provide potential nesting, roosting, and foraging habitat. The potential for occupancy by the NSO would continue to be slight.

Proposed Action Alternative: The offered private parcel would provide approximately 150 acres of suitable dispersal habitat for the NSO. The amount of suitable NSO habitat would increase over time.

The exchange could result in the loss of up to a maximum of 335 acres of suitable NSO habitat maintained in small isolated parcels (if parcels 1, 2, and 4 were all exchanged, which would be considered unlikely). Any loss of suitable habitat would result in a determination of "May Affect, Likely to Adversely Affect" the NSO. Overall impact to the NSO would be minimal due the parcels scattered, isolated location in the Interior Valley Zone. (Reference the Biological Assessment, Appendix 1, page 5.) Other potential surface disturbing activities could be adequately controlled with existing regulations to prevent disturbance to the NSO. The likelihood of NSO nesting activity is low.

Maximum Protection Alternative: Timber harvest would be prohibited under the Maximum Protection alternative. Further maturation of existing mixed hardwood-conifer stands on the ranch would be expected to increase the amount of suitable NSO dispersal habitat (with a corresponding reduction in Columbian White-tail Deer habitat).

4.1.4 *Marbled Murrelet*

No Action Alternative: Public land parcel #2 would continue to provide very low potential habitat for the Marbled Murrelet.

Proposed Action Alternative: The potential removal of 20 acres of habitat containing suitable site characteristics for the Marbled Murrelet is expected to have little impact on the population of Marbled Murrelet. Consummation of the exchange would result in a "May Affect, Not Likely to Adversely Affect" the Marbled Murrelet (reference Biological Assessment, Appendix 1, page 7).

Offered lands have no value relative to Marbled Murrelet habitat.

Maximum Protection Alternative: Same as for the Proposed Action.

4.1.5 *Anadromous Fish*

No Action Alternative: Continued use of the offered parcel for unrestricted grazing, or subdivision for ranchettes, would be expected to result in continued degradation of potential anadromous fish habitat.

Potential BLM select parcels provide no fisheries habitat. Future management activities in these parcels, if retained in federal ownership, would be subject to riparian protection identified in the guiding land use plan. Riparian standards and guides are currently being reviewed under President Clinton's proposed forest plan.

Proposed Action Alternative: With acquisition of the offered parcel, BLM could begin riparian and stream restoration activities on approximately 2.5 miles of fisheries streams, including potential habitat for steelhead trout, Coho salmon, and Cutthroat trout.

Logging activities on the BLM selected parcels would be subject to riparian standards and guidelines of the Oregon Forest Practices Act once title was transferred.

Maximum Protection Alternative: The maximum protection alternative would be expected to improve fisheries habitat slightly more than under the proposed action. This additional benefit would result from surfacing or closing and rehabilitation of the approximately 30 miles of existing natural surface road/jeep trails and the resultant decrease in sedimentation.

4.2 *Allowable Sale Quantity (ASQ)*

No Action Alternative: There would be no change in acreage managed by the Roseburg District for timber production. Annual allowable sale quantity (ASQ) would not be affected.

Proposed Action Alternative: The exchange would have an impact on Roseburg District ASQ. Computer analysis was completed using the Roseburg District's most up-to-date inventory and harvest scheduling model to complete this analysis. Because of the uncertainty involved in exactly which public land parcels would finally be affected in the exchange (due to the need to balance market value), the impacts to ASQ were analyzed as if parcels 1, 2, 4, and 5 were all exchanged. This is considered to be an extremely remote possibility, but provides for determination of the "most impacting" scenario under the proposed exchange.

Impacts to ASQ are sensitive to a variety of assumptions. For this analysis, both 60 and 80 years were used as minimum harvest age. A 60 year minimum harvest age matches the analysis used for the current preferred alternative under the Draft Resource Management Plan. The 80 year minimum harvest age was used to approximate more restrictive management scenarios currently being discussed for protection of old growth ecosystems (reference the district inventory specialist's report, Appendix 3).

Assuming a minimum harvest age of 60 years, exchange of the entire 480 acres of public land would result in virtually no impact to ASQ. A decrease of 800 thousand board feet (MBF) in the annual sale quantity would result assuming a minimum harvest age of 80 years. However, if the exchange would result in eventual delisting of the CWTD, and management restrictions could be removed on the 2,180 acres of deferred timber land located in CWTD habitat (reference section 3.1.1 of this EA), net impact to ASQ would be an increase of 200 MBF. (That is, return of the 2,180 acres would make up for the 800 MBF annual loss plus provide an additional 200 MBF).

Maximum Protection Alternative: No difference would be expected in impacts to ASQ between the Proposed Action and the Maximum Protection Alternative. This is because harvest under the Proposed Action would be allowed only to benefit special status species habitat and thus would not be considered "scheduled" harvest which would add to the ASQ calculation. Given the assumptions listed above under the Proposed Action, a net increase to ASQ of up to 200 MBF could occur under the maxi-

mum protection alternative. (The potential increase in ASQ under the 80 year old minimum harvest age assumption comes from the potential to remove restrictions on lands outside of the offered lands. No potential ASQ increase results from direct acquisition of the offered parcel.)

4.3 *Potential Change in Land Uses*

No Action Alternative: As identified in 4.1.1 above, the offered parcel has the potential for subdivision into 37 smaller ranchettes. This subdivision is possible without any application for variance from existing county zoning ordinances. The only current restriction on subdivision would be that larger tax lots (over 400 acres) could be subdivided only into minimum 200 acre lots; only three of these minimum 200 acre parcels could be sold in one year.

Under the current MFP, public land parcels would continue to be managed for timber production. BLM timber harvest on select parcel 1 would probably require the use of nonconventional logging systems (such as helicopter logging). BLM has been unable to reach agreement with the city of Sutherlin for legal access for log haul and no other routes (other than through the city) are feasible.

Under the preferred alternative of the Roseburg District DRMP, the BLM has identified 6,161 acres on which timber harvest or other vegetation manipulation would be restricted to activities beneficial to the CWTD (DRMP, pg 2-43).

Proposed Action Alternative: The majority of the offered private parcel, if acquired, would be managed for the long term benefit of the CWTD and special status plants. An activity plan would be prepared to enhance the "relevant and important" resource criteria established in the ACEC (reference the ACEC review, Exhibit C). Potential habitat degradation from allowed or conditionally allowed activities would be controlled through existing regulations and authorities. The potential for future mining activity is very low.

Approximately 2,180 of the 6,161 acres identified for management restrictions under the Draft Resource Management Plan could potentially be managed for timber production based on the delisting of the CWTD as an endangered species.

The exchange proponent has told the BLM that the public parcels would be managed for timber production, if acquired. Any timber harvest would be subject to the standards and guidelines included in the State of Oregon Forest Practices Act. As described in section 3.3, subdivision/development potential for public parcels 1, 2, 4, and 5, (under current zoning laws without variance) would be limited to a maximum of 5 homesites.

Maximum Protection Alternative: The majority of the offered private parcel, if acquired, would be managed for the long term benefit of the CWTD and other special status species. An activity plan would be prepared to enhance the "relevant and important" resource criteria established in the ACEC (reference the ACEC review, Exhibit C). Some opportunities for potential habitat improvement through vegetation manipulation (such as controlled grazing or the use of prescribed fire) would not be available.

4.4 *Mineral Management*

No Action Alternative: Both the private offered and BLM select parcels would be available for mineral development. Any potential mineral activity on BLM parcels would be subject to
BLM's locatable mineral surface management regulations (43 CFR 3809) designed to prevent unnecessary or undue degradation.

Proposed Action Alternative: Approximately 93% (6,170 acres) of the offered parcel would be available for mineral development under the proposed action. With designation of the offered parcel as an ACEC, potential mineral activity would require a formal "plan of operations" and be subject to additional environmental assessment by the BLM. Mineral activity would be subject to full discretionary authorities of the BLM for protection of resource values. The potential for mineral development is considered to be low.

BLM select parcels would also be subject to mineral development once title was transferred to private ownership. Potential for mineral development on the potential BLM select parcels is considered to be low. Any mineral activity would be subject to Oregon Revised Statutes (ORS) 517.750 to 517.955.

Maximum Protection Alternative: Locatable and salable minerals, considered to be of low potential value, would not be available for extraction. Access to oil and gas deposits, considered to be of low to moderate potential, would be highly restricted; the "no surface occupancy" stipulation would restrict access to directional drilling with an effective maximum distance of 1/2 mile.

5.0 Public Contact, Coordination, and Consultation

Documentation of names and addresses of organizations and individuals is contained in the Land Exchange Case File (OR 49268). Letters and address lists are incorporated by reference into this EA.

5.1 *Federal Agencies Contacted*

a. U.S. Fish and Wildlife Service (USFWS)
b. Columbian White-Tailed Deer Recovery Team Members
c. U.S. Geological Survey
d. To meet the requirements for formal consultation for threatened or endangered species, the BLM has presented a written Biological Assessment to USFWS addressing impacts to the Columbian White-Tailed Deer, Northern Spotted Owl, Marbled Murrelet, and Bald Eagle.

5.2 *State and Local Agencies*

The following agencies have been notified of the proposed land exchange and queried for input.

a. Oregon Department of Energy
b. Oregon Department of Environmental Quality
c. Oregon Department of Fish and Wildlife
d. Oregon State Department of Forestry
e. Oregon Department of Geology and Minerals
f. Oregon State Historic Preservation Officer
g. Oregon State Division of State Lands
h. Oregon Land and Conservation Development Committee
i. Oregon State Marine Board
j. Oregon State Parks Department
k. Oregon State Highway Division
l. Oregon Water Resources Department
m. Oregon Department of Agriculture
n. Martha Pagel, Assistant to the Governor for Natural Resources
o. Governor's Forest Planning Team
p. Douglas County Board of Commissioners
q. Douglas County Planning Department
r. Umpqua Regional Council of Governments
s. City of Sutherlin
t. Susan Shaffer, Cow Creek Band of Umpqua Tribe of Indians
u. Mark Mercier, Confederated Tribes of the Grande Ronde
v. Dolores Pigsley, Confederated Tribes of the Siletz Indians

5.3 *Public Contact and Notification*

a. The Roseburg District BLM issued a general press release announcing the exchange proposal on March 18, 1993. The press release was mailed via the District mailing list which contains news outlets, timber industries, and environmental organizations.
b. A "Notice of Intent, Plan Amendment" and "Notice of Realty Action, Exchange of Public Lands" was published in the *Federal Register* on March 19, 1993 (Vol. 58, No 52, pgs. 15160 and 15161, FR Doc 93-5600).
c. A legal notice containing the "Notice of Intent, Plan Amendment" and "Notice of Realty Action, Exchange of Public Lands" was published in the Roseburg *News-Review* on March 19 and 26 and April 2, 1993.
d. As a result of the March 18 press release, the Roseburg *News-Review* published a front page article about the exchange proposal on Sunday, March 21, 1993.
e. Letters announcing the exchange proposal were sent to 56 adjacent landowners of record on March 19, 1993.
f. Numerous interest groups, including Umpqua Fishermens Association, Audubon Society, Steamboaters, etc., were contacted.
g. A "Notice of Availability, Environmental Assessment for Plan Amendment" and "Notice of Realty Action, Exchange of Public Lands" will be published in the *Federal Register* and Roseburg *News-Review* when this EA is completed and made available for public review and comment.

5.4 *List of Preparers*

Jerry Mires, Wildlife Biologist, Mt. Scott Resource Area Staff
Russ Holmes, Botantist, Roseburg District Staff
Joe Graham, Inventory Specialist, Roseburg District Staff
Dick Watson, Forester, Tyee Resource Area Staff
Mike Haske, Planning Coordinator, Roseburg District Staff
Isaac Barner, Archeologist, Roseburg District Staff
Ralph Klein, Soil Scientist, Mt. Scott Resource Area Staff
Ted Weasma, Geologist/Hazmat, Roseburg District Staff
Dave Erickson, Outdoor Recreation Planner, Mt. Scott RA Staff
Fred Larew, Lands and Realty Specialist, Mt. Scott RA Staff
Eileen Cotnam, Lands and Realty Specialist, Tyee RA Staff
Dave Baker, Chief Branch of Multi-Resources, Rsbg. Dist. Staff

Biological Assessment For The Dunning Ranch Land Exchange Roseburg District Bureau Of Land Management

I. Introduction

The Dunning Ranch Land Exchange is an action the Roseburg District is entering into to acquire lands inhabited by the Federally listed Columbian White-tailed Deer, an endangered species.

The purpose of this biological assessment is to describe and analyze the impact of the proposed land exchange on any listed or proposed species or designated critical habitat pursuant to the Endangered Species Act of 1973, as amended. The species to be addressed in this biological assessment are: Northern Spotted Owl, {*Strix occidentalis caurina*}; Columbian White-tailed Deer, {*Odocoileus virginianus leucurus*}; Marbled Murrelet, {*Brachyramphus marmoratus*}; and Bald Eagle, {*Halaeetus leucocephalus*}.

No designated critical habitat for any listed species will be affected by this proposed land exchange action and as such, no analysis will be done for critical habitat.

This Land Exchange action affects habitat within the known range of the American Peregrine Falcon, {*Falco peregrinus anatum*}. To date, this species has not been sighted in any of the parcels selected for this exchange or the Ranch property that is the subject of this Land Exchange effort. Additionally, there are no cliff systems within or near any of the subject properties that could support nesting Peregrine falcons.

The proposed Dunning Ranch Land Exchange will require an amendment to the Record of Decision on the Roseburg District Timber Management Plan issued in 1983. The 1983 Timber Management Plan remains in effect today while the District develops a new, broader based Resource Management Plan (RMP). The RMP is scheduled to be implemented sometime in 1994 with a Record of Decision issued sometime that same year. As proposed, the Dunning Ranch Land Exchange will be in compliance with the new RMP.

The individuals proposing the Dunning Ranch Land Exchange have indicated the purpose behind the exchange is to obtain harvestable forestland from BLM. This indirect impact will result in the loss of suitable spotted owl habitat and may affect other threatened species. This biological assessment is being prepared because of the foreseeable impacts to habitat as a result of the proposed land exchange.

If this proposal is completed and BLM acquires the Dunning Ranch, 6,585 acres of Columbian White-Tailed deer habitat will become secure. This will meet the secure habitat requirements set forth in the Columbian White-Tailed deer recovery plan and the Roseburg population of this species may move towards delisting.

II. Description Of The Proposed Action

The proposed Dunning Ranch Land Exchange involves Bureau of Land Management properties in the Mt. Scott, and Tyee Resource areas of the Roseburg District. Two of these properties, heretofore called Selected Tracts, lie in the Cascades Province as delineated in the *Interagency Scientific Report on the Northern Spotted Owl,* Thomas, et.al. 1990. One of the three selected tracts lie in the Coast Range Province. The Dunning Ranch lies within the boundaries of the Cascades Province. All selected tracts and the Offered Parcel, the Dunning Ranch, lie within the Interior Valley Vegetation Zone as delineated by Franklin and Dryness in *Natural Vegetation of Oregon and Washington, 1973.*

The two selected tracts in the Mt. Scott Resource area, Tracts #1 and #4, contain 320 acres of BLM land of which approximately 211 acres are suitable habitat for spotted owls. This is approximately 0.42 percent of the available habitat on BLM lands in the resource area. Tract #2, in the Tyee Resource area contains 120 acres, all of which is considered suitable spotted owl habitat. This is approximately 0.20 percent of the available habitat on BLM lands in the Tyee Resource area. Selected Tract #2 is also within 50 miles of the Pacific Ocean and is consequently considered within the potential range for Marbled Murrelets. Approximately 20 acres in this tract could be construed as potential habitat for this species.

The Mt. Scott Resource area contains approximately 100,850 acres of BLM forest lands, of which approximately 50,650 acres are over 80 years of age. This resource area is entirely within the Cascades Province for the Northern Spotted Owl.

The Tyee Resource area contains approximately 127,470 acres of BLM lands, of which approximately 58,420 acres have forested habitat over 80 years of age. The Tyee Area is contained within the Coast Range Province for the northern spotted owl. For purposes of this evaluation, forest lands over 80 years of age were considered to be suitable habitat for spotted owls. This age group of trees is also the primary source of trees for harvest to meet the District's timber sale commitment or ASQ.

The proposal will require exchange of a portion of the selected tracts for the 6,585 acre Dunning Ranch property, heretofore called the offered parcel. The three selected BLM tracts contain 440 acres of forest land of which approximately 330 acres are currently suitable NRF habitat for Northern Spotted Owls. The Ranch contains approximately 150 acres of suitable spotted owl dispersal habitat maintained in several tracts. Dispersal habitat is defined as that habitat that will neet 50-II-40 criteria of the ISC report. All of the Dunning Ranch, or Offered Parcel, is suitable habitat for Columbian White-tailed deer. Refer to appendix 1, map 1, for general locations of the involved tracts.

All Selected Tracts and the Offered Parcel are outside of any currently designated critical habitat, designated conservation area, (DCA), habitat conservation area, (HCA), or area of concern, (AOC) for the Northern Spotted Owl.

Under the initial proposal, three other tracts were selected as potential exchange parcels under this proposed exchange action. Selected tract #3 was dropped from further consideration due to high use by spotted owls in the coast range. Selected tract #5 was declined by the proponents due to the proximity to a high use recreation area at Cooper creek reservoir. Selected tract #6 is not a part of this action as three tracts appear to contain enough value to meet the appraised value of the Offered Parcel.

III. Description Of The Affected Environment

The environment that will be affected by the proposed land exchange is contained in three selected BLM owned tracts and a 6,585 acre ranch parcel. The tracts of BLM lands currently maintain approximately 330 acres of habitat suitable for the Northern Spotted Owl. The offered parcel contains approximately 150 acres that could be considered dispersal habitat for spotted owls. All of the ranch habitat is considered suitable habitat for the Columbian White-tailed deer.

Due to the potential that not all of the selected tracts may be needed in this exchange, each of the tracts is described relative to the suitability to support the Northern Spotted Owl. General descriptions and the potential use by other listed species are found in the species accounts following this basic description of habitat.

Two of the three selected tracts are basically isolated parcels in the interior valley zone and have little potential to support nesting by spotted owls, due primarily to the lack of suitable habitat. The third tract, tract #2, has nearby suitable habitat but the location of the stand relative to other available habitat makes it unlikely that it would support nesting spotted owls. All of the tracts are suitable foraging/roosting/dispersal habitat but nesting potential may be limited due to structure and the amount of habitat available.

TRACT #1, (T25S, R5W, Sec. 9), is an isolated 240 acre parcel located along the north city limits boundary of Sutherlin. The tract is considered isolated because of the distance to other BLM ownership of a more contiguous nature. Approximately 158 acres of this tract currently support suitable habitat for the Northern Spotted Owl. This tract is adjacent to a housing development on the south and is bounded by recent clearcuts on the NW. Property to the NE currently supports a large tract of second growth timber.

Only small areas within the timbered 158 acres of this tract could be classified as old growth habitat, that is, stands with large trees, down wood, large snags and a developed multi-story canopy. Most of the stand is considered mature with few structural attributes associated with good spotted owl habitat.

Use by a dispersing juvenile spotted owl was noted during telemetry studies in 1992-1993. Two fixes were noted in the extreme NE corner of the subject tract. Night surveys to protocol over the last two seasons have not had any response from spotted owls.

There is an active red-tail hawk nest in the tract and ravens are probably nesting in the NE corner during this 1993 season.

Considering habitat suitable to support spotted owls, the nearest suitable BLM habitat to this isolated tract is 2.0 miles, no suitable habitat is within a provincial radius of 1.2 miles. The nearest known owl pair is approximately 4.0 miles to the SSE.

This tract is in the Cascades Province for the Northern Spotted Owl.

TRACT #2, (T24S, R6W, Sec. 13), is a 120 acre parcel located in the interior valley zone approximately 8 miles north of Sutherlin and 1 mile west of Interstate highway five. All 120 acres in this tract contain habitat suitable for spotted owls. The majority of the tract consists of mature coniferous habitat with little structural diversity. The canopy is primarily single layer, little down wood is present, and few large snags are scattered throughout the tract. A portion of the tract contains large old growth trees that have suitable nesting structure. This consists of approximately 20 acres in the western 1/3 of the tract. The entire tract has very little understory vegetation, is very open in the understory and appears parklike. The tract is 1/4 mile wide and 3/4 mile long.

The surrounding habitat consists of recent clearcuts, pastureland, and young mixed hardwood/conifer woodland. The tract is on the edge of the coast range and valley margin vegetative zones and is within the Coast range province.

This tract has not received nighttime spotted owl surveys, however, three daytime visits/surveys have not resulted in any evidence that would indicate use by spotted owls. The tract does support Great Horned Owls and based on castings, Barn owls use the tract. Due to the openness of the tract and the surrounding habitat, this tract probably receives little use by spotted owls.

The nearest known spotted owl site to this tract is approximately 2.9 miles to the west. The nearest suitable BLM habitat to this tract is approximately 1/4 mile west. The habitat areas nearest this tract have received spotted owl surveys to protocol with negative results.

TRACT #4, (T25S, R5W, Sec. 29), is an isolated 80 acre parcel on the southern boundary of the city limits of Sutherlin. The tract is on a north slope overlooking the city. This tract contains approximately 58 acres of mature/old growth habitat that could be considered suitable spotted owl habitat. It is located adjacent to larger tracts of approximately 40 year old second growth. Much of this second growth is currently undergoing harvest. The nearest suitable BLM habitat for spotted owls is another isolated 80 acre tract approximately 1 mile to the east. The nearest known spotted owl pair is located 3.5 miles to the ESE.

This tract has received two daytime visits, and due to access problems, no nighttime surveys for spotted owls have been conducted. Habitat within this tract appears to have structure suitable for NRF habitat for spotted owls. The tract appears to support one pair of nesting red-tail hawks. This tract is within the Cascades province.

DUNNING RANCH is a contiguous property occuppying portions of four townships. The ranch is located approximately 8 miles NE of Roseburg, Oregon. The Dunning Ranch is a property containing aproximately 6,600 acres. The current habitat types range from improved pastureland to small areas of mature coniferous forest, mixed conifer/hardwood forest, and hardwood forest dominated by white oak. The lower elevation areas on the ranch contain hardwood forests of white and black oak with some stands of Oregon ash, maple, and white alder. Smaller stands of douglas fir second growth and reproduction are mixed in with the hardwood stands, particularly on the north aspects. Pastures are intermixed with the forested areas. There are approximately 2,800 acres of woodland on the ranch. Approximately 150 acres of coniferous and mixed hardwood/ conifer habitat may be considered suitable dispersal habitat for Northern Spotted Owls.

The eastern approximate 1/3 of the ranch consists of hill pasture, some improved pasture and a few areas of hardwoods.

All of the habitat areas on the ranch are considered to support or have the capability to support Columbian White-tailed deer at some time during the year.

There are scattered old growth trees throughout the western portion of the ranch and many areas are suitable for raptor nesting.

Several streams begin on the ranch property and one currently maintains anadromous fish such as coho and steelhead. All of the streams are highly degraded at the present time due to grazing and watershed impacts.

Several of the watersheds have discrete wetland areas that are represented by plant communities dominated by Oregon Ash and false hellebore. Much of the lower slope areas in the drainages have saturated soils and could be classified as wetland under the current definitions.

IV. Analysis Of The Effects Of The Proposed Action On T/E Species

The proposed land exchange action may affect four species of Federally listed animals. Habitat for the Northern Spotted Owl, Columbian White-tailed deer, Marbled Murrelet, and Bald Eagle may all be directly or indirectly affected by the proposed action. The following narratives illustrate the expected impacts to each of the involved species.

NORTHERN SPOTTED OWL, *Strix occidentalis caurina*:

The exchange proposal will change ownership of up to 440 acres of Bureau lands that currently support approximately 330 acres of suitable spotted owl habitat. 120 acres of this habitat is located in the Coast range province and 210 acres of suitable habitat in the remaining tracts is located in the Cascades province. Approximately 150 acres of suitable dispersal habitat will be acquired in the Cascades province.

The change in ownership will result in the harvest of the suitable habitat now occurring on the selected tracts of bureau lands. Up to 330 acres of habitat will be lost to Northern Spotted Owls through timber harvest. The involved selected tracts are primarily isolated parcels in the interior valley zone.

None of the selected tracts are within the provincial home range of any currently known pairs of spotted owls.

Under the 50-11-40 criteria, two 1/4 townships in T25S, R5W, will fall below 50% suitable dispersal habitat on BLM Lands. This township has approximately 1,000 acres of total BLM ownership. If tract #1 is exchanged, BLM ownership in this 1/4 township will go from 240 acres to 0 acres. The SW 1/4 township contains only tract #4 and will go from 57 acres of suitable habitat to 0 acres with no Bureau ownership left.

Overall, from the entire township, 225 acres of the current 567 acres of suitable habitat will be lost through the exchange action. The township will drop from a current 56.7% to 34.2% overall. Refer to the map in appendix 1 to see the relationship of current ownership to 1/4 township.

In township 24 south, Range 6 west, the exchange of tract #2 will drop the habitat in the NE 1/4 township from 47% to 34%. The habitat that will be lost consists of a single tract on the edge of Bureau ownership within the interior valley zone.

The proposed land exchange will result in adverse impacts to habitat deemed suitable for Northern Spotted Owls. The magnitude of impacts to the population should be minimal due to the scattered nature and isolation of the selected parcels.

COLUMBIAN WHITE-TAILED DEER (*Odocoileus virginaianus leucurus*)

Columbian White-tailed deer (CWTD) *Odocoileus virginianus leucurus* occur in the vicinity of several of the bureau parcels included in this exchange. Selected Tracts #1 and #4 are within the current known distribution of CWTD. Tract #4 is also within the currently designated core area for the Roseburg population of CWTD. (Refer to Appendix 1, map 2). This species is present in significant numbers on the Dunning ranch, which is the subject of this land exchange action.

The species' primary habitat in the Umpqua valley consists of a mosaic of habitat types that include: grasslands or pasture, deciduous and evergreen hardwoods, intermingled and pure stands of conifers.

The habitat mix that supports CWTD occurs primarily in the main valley zone and along smaller stream valleys that extend outward into the foothill zone adjacent to the valleys. At the edges of the valleys, the habitat changes through a narrow band of mixed hardwood/conifer habitat into a zone that contains primarily contiguous stands of different aged coniferous habitat. Occasionally, CWTD are observed utilizing previously clearcut areas adjacent to or near primary habitat types that exist in the valley zone. The species does not however, appear to expand populations into harvested areas very far upslope from the valleys. A review of available literature and discussion with a member of the CWTD recovery team indicates that larger, contiguous conifer habitats that lack intermingled hardwood stand types are rarely used by CWTD.

Two of the tracts consist of mature/old growth habitat located up out of the valley near Sutherlin. While CWTD occur in this area, few are expected to utilize this habitat type.

The remaining parcel, Selected Tract #2, is located in the Interior valley zone approximately eight miles north of Sutherlin. This is on the periphery and outside of the current known distribution of the Roseburg population of CWTD, although historically, during the early 1960's the species did occur in this area. (Mires, pers. obs. 1960-1965)

This tract consists of mature to old growth coniferous forest surrounded by grass/pastureland, mixed hardwood coniferous forest and brushland. Based on the current population distribution of CWTD, it is unlikely that this tract supports any numbers of White-tails at this time.

The Offered Parcel, the Dunning ranch, is located within the core area for the Roseburg population of CWTD. (1983 revised recovery plan). This ranch consists of approximately 6,585 acres of mixed hardwood/ coniferous forest, improved pastureland, pasture shrubland, small conifer stands, oak/oregon ash bottomland and brushland. All of the ranch is considered to be habitat for CWTD. (Pers. comm. Steve Denney, ODF&W, CWTD recovery team).

Due to location of the ranch and the available habitat, it supports a significant number of CWTD. With the addition of this habitat to other secure habitat within the range of the Roseburg population of CWTD, the criteria set forth in the recovery plan on secure habitat acres will have been met and the species may move towards de-listing.

Considering the situation involving Columbian White-tailed deer in this land exchange, it is our opinion that this action will result in a May Affect, Not Likely to Adversely Affect action with regards to this species. Given that the exchange action will benefit CWTD we would ask that the USF&WS concur with our determination.

MARBLED MURRELET, *Brachyramphus marmoratus:*

The Marbled Murrelet is included in this proposed exchange action due to the location of one of the selected tracts. Tract #2, the Metz hill tract, is within 50 miles of the Pacific ocean. All other tracts are greater than 50 miles inland. Habitat up to 50 miles inland has been determined to have potential to support Murrelets based on work done on in the Puget sound and Columbia river regions.

Selected tract #2 is approximately 47 miles inland from the coast and is in an interior valley vegetation zone. (Franklin and Drynesss, *Natural vegetation of Oregon and Washington*, 1973). The tract is approximately eight miles north of Sutherlin, one mile west of Interstate highway five, and six miles east of the main Umpqua river corridor. It is fairly isolated from other mature/old growth habitat, being surrounded by pasture/grassland and young mixed hardwood/conifer habitat.

A small area within the 120 acre tract contains structural elements that have characteristics found in occupied Murrelet sites. These elements are: large old growth trees with large moss covered limbs and natural platforms created by debris and arboreal vegetation. These trees are located primarily along a small stream in the interior of the tract.

Due to fairly flat topography, most of the potentially suitable trees have co-dominant crowns and are not situated where there is a clear flight path to or from most of the larger trees in the stand.

During a field review of this stand with USF&WS personnel, (Miller & Burns), these stand characteristics were discussed relative to occupied Murrelet habitat. Considering the site characteristics, distance inland and the interior valley location, it was determined that the tract has very low potential to support Marbled Murrelets.

Marbled Murrelet surveys have been conducted in the Roseburg District during 1992 and 1993. The most comprehensive survey effort has focused in the coast range in the Tyee Resource area. All of the surveys have been to the west of tract #2, the Metz Hill parcel. To date, detections of Marbled Murrelets have been made in 1992 and 1993 approximately 10 miles WSW of tract #2 and 38 miles inland from the coast. This occuppied site is along the main Umpqua river corridor and is the longest distance inland currently known for Marbled Murrelets in interior Oregon.

An occuppied site location was found in 1993, fourteen miles west of tract #2, near the crest of the Oregon coast range. Addditional surveys have been made at locations five miles west, two miles NW and two miles north of tract #2 with negative results. Considering the amount of habitat surveyed to date within the resource area, the distance inland and the physical location of tract #2, the probability of Marbled Murrelets using the tract appears extremely remote. The removal of 120 acres, in tract #2, of which only approximately 20 acres has suitable site characteristics, should have little impact on the Marbled Murrelet population as it is currently known. Surveys to determine presence of Marbled Murrelets in this tract have not been undertaken as of this date.

Given the situation surrounding tract #2, it is our opinion that exchange of this tract, resulting in the indirect removal of 120 acres of Mature/old growth habitat, will have a May Affect, Not Likely to Adversely Affect, impact to the Marbled Murrelet population.

Considering the factors surrounding tract #2, we would ask that the USF&WS concur with our determination of May Affect, Not Likely to Adversely Affect, situation relative to the Marbled Murrelet with regards to this land exchange proposal.

BALD EAGLE *(Halaeetus leucocephalus)*

Bald Eagles, *Halaeetus leucocephalus*, occur near or use some of the parcels, both Offered and Selected, that are the subject of this Land Exchange action.

An active Bald Eagle nest site, Huntley creek, is located approximately 2.5 miles east of the eastern boundary of the Dunning ranch. This pair also appears to use habitat around Plat I and Cooper creek reservoirs, approximately 6 miles and 7 miles respectively from the nest site.

Bald Eagles, both adult and juveniles, along with Golden Eagles, use the Dunning ranch during the winter months. Mid-winter raptor surveys usually result in the location of from 1 to as high as 7 eagles on or in the vicinity of the ranch.

One pair of Golden Eagles has been noted in one of the canyons on the ranch during the 1993 nesting season. Bald Eagles are not known to nest on the ranch, however, there is a historical nest site 0.5 miles to the west of the western ranch boundary along the North Umpqua River.

The Dunning Ranch appears to support many species of wintering raptors and is one of the few apparent winter concentration areas in the Umpqua valley.

Overall, the proposed Land Exchange will benefit Bald Eagles by securing wintering habitat that may otherwise be developed and may furnish potential nest sites for the species. It is our opinion that this Land Exchange proposal is a May Affect, Not Likely to Adversely Affect situation relative to the Bald Eagle. We would ask that the USF&WS concur with our assessment.

V. Alternatives Considered

Under this land exchange proposal, the individuals proposing the exchange had clearly stated objectives of obtaining forested timberlands. Given that stated goal, no other alternatives, other than land exchange were explored.

Within the context of this land exchange, six out of an original eight tracts were identified and brought into the evaluation process. Of these alternatives, three tracts were deleted. One was dropped from further evaluation due to significant use by Northern Spotted Owls. One was deleted by the proponents due to its perceived public sensitivity and the last one was deleted because values present in the remaining, more highly desirable tracts, from the proponents' perspective, were high enough to meet or exceed the potential appraisal value of the Dunning Ranch.

Outright purchase of CWTD habitat has been pursued in the past, but due to the lack of available funds, this alternative has not been viable. In this action, purchase was not acceptable to the proponents.

VI. Biological Assessment Conclusion

It is the conclusion of this biological assessment that the proposed Dunning Ranch exchange will adversely affect habitat for the Northern Spotted Owl. This will be a result of an action transferring suitable habitat into private ownership. The individual proponents of the action have stated that the selected parcels, if acquired, will be harvested.

Two other species that may be affected are the Marbled Murrelet and Bald Eagle. It is expected that a may affect, but not adversely affect, situation exists with regard to these two species.

A may affect, not adversely affect situation exists with the Roseburg population of Columbian White-tailed deer. The exchange will secure 6,585 acres of suitable habitat for CWTD which will allow this species to move towards delisting.

Formal consultation is requested on this land exchange action which will result in a may affect, adversely affect, situation with regards to the Northern Spotted Owl and a may affect, not adversely affect situation with regards to the other three species of concern.

United States Department of the Interior

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From: Dolores Smalley
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DISPOSITION OF ORIGINAL: RETURN [X] MAIL [ ] TOSS [ ]

Pages to Follow: 14

Remarks:

Referenced in Dunning Ranch Exchange Proposal EA as Appendix 2.

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Legal Description

Tax Lot	Section	Township	Range	Acres
300	31	25S	4W	82.09
400	31	25S	4W	246.95
100	32	25S	4W	460.04
200	32	25S	4W	42.60
400	32	25S	4W	8.50
300	33	25S	4W	255.25
301	33	25S	4W	11.65
500	35	25S	5W	240.00
200	36	25S	5W	360.94
200	4	26S	4W	91.67
100	5	26S	4W	631.94
100	6	26S	4W	481.86
200	6	26S	4W	159.30
100	7	26S	4W	403.73
100	1,2,12,13	26S	4W	2,092.90

Tax Lot	Section	Township	Range	Acres
200	7	26S	4W	151.96
300	8,17	26S	4W	12.72
200	8	26S	4W	381.64
101	8,18	26S	4W	5.00
300	18	26S	4W	106.95
100	11	26S	5W	236.40
100	14	26S	5W	94.95
100	14A	26S	5W	22.08

Total acreage is 6,581.12, all in Douglas County, Oregon.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

1. No responsibility for legal matters is assumed, especially those affecting title to the subject which is assumed to be clear and marketable.

2. Legal descriptions are assumed to be correct. They have not been checked by a registered land surveyor and no responsibility is assumed for the correctness although they were obtained from a reliable source.

3. Information, estimates, and opinions furnished the appraiser and contained in the report were obtained from sources considered reliable and believed to be true and correct. No responsibility however for accuracy of such items can be assumed by the appraiser.

4. All information contained in this report is assumed to be correct. All known available sources of reliable information have been explored with none being withheld which would tend to distort the final estimate of value or the approaches as developed.

5. The required mineral report has not been written. This appraisal report has been written on the assumption that there are no mineral values on the subject lands. If the mineral report shows mineral values that have market value, the appraiser reserves the right to amend this appraisal report.

6. The maps and sketches used in this report are for the reader's visual aid only, and the appraiser assumes no responsibility for their accuracy.

REFERENCES

Eileen Cotnam, Realty Specialist, Roseburg BLM District
Douglas County Planning and Building Department
Douglas County Assessors Office
Roseburg BLM Timber Appraiser????

FACTUAL DATA

Purpose of the Appraisal The purpose of this appraisal is to give an estimate of the fair market value for 6,581.12 acres of private land owned by 2LINC, an Oregon Corporation, for a proposed land exchange.

Date of Valuation The date of valuation of the subject property for this appraisal estimate is May 3, 1993.

Legal Description

Tax Lot	Section	Township	Range	Acres
300	31	25S	4W	82.09
400	31	25S	4W	246.95
100	32	25S	4W	460.04
200	32	25S	4W	42.60
400	32	25S	4W	8.50
300	33	25S	4W	255.25
301	33	25S	4W	11.65
500	35	25S	5W	240.00
200	36	25S	5W	360.94
200	4	26S	4W	91.67
100	5	26S	4W	631.94
100	6	26S	4W	481.86
200	6	26S	4W	159.30
100	7	26S	4W	403.73
100	1,2,12,13	26S	4W	2,092.90

Tax Lot	Section	Township	Range	Acres
200	7	26S	4W	151.96
300	8,17	26S	4W	12.72
200	8	26S	4W	381.64
101	8,18	26S	4W	5.00
300	18	26S	4W	106.95
100	11	26S	5W	236.40
100	14	26S	5W	94.95
100	14A	26S	5W	22.08

Total acreage is 6,581.12, all in Douglas County, Oregon.

See Title Insurance in Addenda for more detailed legal description.

Estate Appraised. The land, improvements and timber will be appraised in fee simple title, with consideration given to any encumbrances, reservations, and outstanding rights that affect value.

Scope of Appraisal Sales in Douglas County, Oregon were researched and inspected. From these sales were chosen comparable sales that were most like the subject in highest and best use and other elements of comparison.

Those sales not used as direct comparables added to the information needed to arrive at the value estimation. All sale information is available at the appraiser's office. Data sheets on the sales used are in the Addenda of this report.

Area and Neighborhood Data: Douglas County extends from Pacific Ocean beachfront to Mt. Thielsen at 9,182' elevation in the Cascade Range. The Umpqua River with its entire watershed within Douglas County is a well known tourist destination point. The North Umpqua River is a swift water river offering excellent fishing. Highway 138 follows the North Umpqua River through many miles of forest lands to Diamond Lake and other Central Oregon destinations.

Douglas County contains nearly 2.8 million acres of commercial forest lands and has the largest stand of old growth timber in the world. While the timber industry still provides the region's main livelihood, this industry is currently in a very depressed state. Sun Studs, Douglas County Forest Products, D. R. Johnson, and C & D Lumber are some of the lumber companies still operating but Champion with a payroll of about 300 persons has shut down and Roseburg Forest Products, one of the largest mills in the world, has drastically cut back. The depressed lumber market is due in part from the Spotted Owl court injunctions.

The fishing industry is also suffering from politically sensitive issues. The fishing season for salmon has been shortened with some salmon species considered endangered.

Livestock grazing has been a stable historic use of the land. Some of the sales researched for this appraisal are family holdings that have been in the same ownership for years that are now being marketed piece by piece. There is a shift in highest and best uses for some of the ranches with parts being sold as residential sites and smaller ranches.

While the unemployment rate hovers around 14%, many persons are employed in the service sector, schools, manufacturing, and governmental agencies. Some of the manufacturers are Bayliner Boats and Alcan, which makes wire rope.

The county economy is increasingly influenced by the recreational and retirement markets. The popularity of the area has attracted many retired people.

Subject Data. Subject is a 6,581.12 acre ranch located on North Bank Road westerly of the community of Glide on the part of the North Umpqua River known as Whistler's Bend. Directly across the river is the well maintained Whistler's Bend County Park and a high quality residential area. This is a particularly scenic stretch where the river makes an almost a complete circle bend. This view of the river can be seen from about five miles of subject's mountain tops. Interior roads could be built for a reasonable amount of money thereby opening the area to homesites.

North Bank Road is one of the best residential locations in Roseburg. Many have told me that it is the most desirable residential area. Numerous expensive homes have been built here on five acre or more size lots. The mountains near the river with the spectacular view of Whistler's Bend would be ideal for view homesites. The remainder of the property could also be developed for 200 acre ranches. The interior ranches would have very nice pastoral views from any direction. The county planners tell me that three two-hundred acre parcels a year could be sold without getting permission from the Planners. A denser development would require a variance but would probably present little difficulty in this area. See the Analysis of Highest and Best Use for a further breakdown of the legal subdivisions allowed by the county planners.

Subject has a variety of land use types. They have been categorized into the following general types. The following shows the number of acres for each land type.

Acres	Land Use Types
13	Hill Pasture/Bottom Land
2,284	Hill Pasture Land - Cleared
1,426	Brush Pasture Land
2,858.12	Brush Land, includes timber land but not timber
6,581.12	

Subject's large size is impressive to anyone familiar with this area where smaller holdings are the norm. Subject fronts on the North Umpqua River to the south while the northern most hilltops overlook Cooper Creek Reservoir and the town of Sutherlin.

Topography is mountainous with mountain meadows, many filled with young growth and merchantable conifers and white oak. At this time there is a market for both oak saw logs and oak chips.

Subject has good quality perimeter fencing as well as some cross fencing. There is a one story two bedroom, two bath, house in very good condition. A roofed concrete floored carport is attached. There is a general purpose shed that is 12' x 16' in size; a utility building which measures 37' x 73'; and a 93' x 150' barn equipped to handle large numbers of cattle with pens and cattle chutes. There is also a cattle scale in this barn. In addition to these, there are five feeder barns about 40' x 96' each.

Present use is as a cattle ranch. James Dunning, the last owner to work the property has cleared, seeded and fertilized many acres taking them from a brush pasture category to hilly pasture.

Zoning. Subject is made up of 23 tax lots. They range in size from five acres to over 2,000 acres. According to the county planners, these can each be sold separately. The larger tax lots could be divided into 200 acre ranches and three sold each year. Smaller parcels or quicker sale of the parcels would require a variance. Percolation tests for septic tanks have not proven to be a problem in this area.

History. Subject was purchased by James Dunning in 1989. George Pospisil sold him 2,928 acres for $600,000 and Grubbe and Soehren sold him 3,550 acres for $720,000. One of these sales was purchased from the owner one day before the

Sheriff's Sale. The other was purchased three days later. Dunning feels that he "stole" both parcels, getting an bargain price for the land. He apparently paid considerably less for his land than the going price.

During the writing of this report James Dunning is the subject owner. Before the culmination of the exchange the land will be purchased by ZLINC, an Oregon Corporation.

ANALYSIS AND CONCLUSIONS

Analysis of Highest and Best Use

The historic use of the subject has been as a working cattle ranch with timberland.

Subject is made up of 23 tax lots. They range in size from five acres to over 2,000 acres. According to the county planners, these can each be sold separately. The larger tax lots could be divided into 200 acre ranches and three sold each year. In total, there are 37 legal size parcels that can be sold without getting a variance. These lots would have to pass percolation tests for septic but the County Planners told me that they would expect no percolation tests problems in this area on these larger homesites. Smaller parcels or quicker sale of the parcels would require a variance.

Well equipped for a working cattle ranch, the owner could sell off the lots as he saw fit while he continued to run the cattle ranch. The desirable location on North Bank Road and the topography of the land with about five miles of hillside residential land overlooking Whistler's Bend on the North Umpqua River makes this a very developable parcel of land. Selling off the 37 legal parcels over a period of time minimizes the development costs to the landowner and reduces his financial risk as compared to a developer who would go in and put up a considerable amount of up front money to subdivide the land into smaller homesites.

At this time large ranch sales are taking place within a mile or two from subject with owners subdividing or not at their own timetable. The market for smaller homesites/ranches in this area is stable.

The Highest and Best Use is defined as "The reasonable and probable use that supports the highest present value of vacant land or improved property, as defined, as of the date of the appraisal. The reasonably probable and legal use of land or sites as though vacant, found to be physically possible, appropriately supported, financially feasible, and that results in the highest present land value.

The highest and best use for the 6,581.12 acre subject is for a working cattle ranch with the right to sell out the tax lots plus divide the larger tax lots into 200 acre parcels and sell three a year.

May 20, 1993

To: Dave Baker, Chief Branch of Multi-Resources
Mike Haske, District Environmental Coordinator

From: Joe Graham, District Inventory Specialist

Subject: Anticipated ASQ Impacts for Columbia White Tail Deer Exchange

An assessment of the potential affects on the District Allowable Sale Quantity (ASQ) was performed using GIS acreage from the most recent Db-linked version of the Micro*STORMS forestry database in conjunction with the TRIM-Plus harvest scheduling model. TRIM-Plus runs were made, using the Draft Preferred Alternative (DPA) as a baseline and as a configuration platform for modeling. Several ASQ runs were made to better ascertain the sensitivity of the ASQ to slight changes in management direction. The data were analyzed from two perspectives: 1) removal of all potential exchange parcels from the ASQ-base, and 2) the net change in the ASQ-base assuming all currently designated habitat returns to the ASQ-base. The acreage statistics are summarized in the following table. Note that these are net ASQ-base acres not gross ownership acres.

COLUMBIA WHITE TAIL DEER EXCHANGE
SUMMARY OF ASQ-BASE ACREAGE

10-Year Age Class	Current Habitat*	Potential Exchange	Net ASQ-Base Change
0	348		348
10	652	42	610
20	215		215
30	257	19	238
40	52		52
50	32	10	21
60	25		25
70	21		21
90	10	14	-4
100		98	-98
120	48	15	32
130	30	56	-26
140		78	-78
170	44		44
200	405	22	383
210		25	-25
TOTAL	2139	380	1759

Under the first scenario, a reduction of 380 ASQ-base acres (481 gross GIS acres), the ASQ level appears to be quite sensitive to the Minimum Harvest Age (MHA) of the General Forest Management Areas (GFMA's). Analyzed under the DPA management constraints with a 60-year MHA, there appears to be no impact on the ASQ level for the Douglas SYU. But with an increase in the MHA to 80 years, which might approximate applying a 50-11-40 constraint or perhaps an increase in Riparian Management Areas (RMA's), the ASQ drops about .8 MMBF per year (or 8 MMBF per decade).

The second scenario, looking at the net change in habitat, assumes that all lands currently identified and excluded from the ASQ-base for Columbia white tail deer (as per the Roseburg DPA RMP/EIS), would become available for harvest. Analysis showed that under the DPA constraints with the MHA increased to 80 years, the ASQ could see an increase of about .2 MMBF per year. It is important to note that, although a large amount of acreage is returned to the ASQ-base under this scenario, less than 15% of it is currently in merchantable age classes and nearly 70% is in stands 25 years of age or younger.

The only other caution I might extend to applying these results relates an acknowledgement that the management constraints simulated in this analysis most likely will differ from those under consideration by the Post-Forest Conference team. Any significant change in the management constraints, or configuration of our available forest land base, may totally invalidate the impacts described herein.

Dunning Ranch Exchange, Exhibit A
Table I, Summary of Critical Elements of the Human Environment

Critical Element	Environmental Impact	Remarks
Air Quality	Under Proposed Action only, potential temporary adverse impacts to local air quality.	Use of fire would be conditionally allowed. Any burning would be done under the Oregon Smoke Management Plan designed to meet the Federal Clean Air Act.
Areas of Critical Environmental Concern	Potential designation of offered parcel as ACEC.	No BLM select parcels within designated or proposed ACEC
Prime or Unique Farmlands	None	1/
Floodplains	Potential beneficial impact to floodplains in offered parcel. Minimal impact on BLM select parcels.	Rehabilitation proposed for fisheries streams on offered parcel (EA pg.15). Select parcels would be protected under Oregon Forest Practices Act (EA pg. 17).
Native American Religious Concerns	None known.	No response from contacted Indian tribes. Reference archeologist report in EA case file.
Threatened or Endangered Species	Columbian White-tail Deer, Northern Spotted Owl, Marbled Murrelet, and Anadromous Fish discussed in detail in EA, pages 12 to 15. Impacts to Bald Eagle not analyzed in depth due to lack of nesting sites on potentially affected parcels. Also see Biological Assessment, Appendix 1.	Biological Assessment submitted to US Fish and Wildlife Service for formal consultation under the Endangered Species Act.
Hazardous or Solid Wastes	None	Class I hazmat survey done on BLM parcels 1-5. Identified sites cleaned. Regulation would require clean-up of offered parcel prior to exchange of title. Reference Hazmat Report in EA Case file.

1/ This resource does not occur in the proposed BLM selected parcel or the offered parcel.

Exhibit A, 1 of 3

Dunning Ranch Exchange, Exhibit A

Table I (Continued), Summary of Critical Elements of the Human Environment

Critical Element	Environmental Impact	Remarks
Water Quality	Acquisition of offered parcel would allow for stream rehabilitation and improvement on 2.5 miles of anadromous fish streams. BLM parcels traded to private ownership would be subject to state law designed to meet the Federal Clean Water Act and the Oregon Forest Practices Act.	The Clean Water Act equally recognizes water quality issues for Oregon streams regardless of private or federal ownership. Neither offered or potential BLM select parcels are in a proposed "Key Watershed" under the president's proposed forest plan.
Wetlands/Riparian Zones	Increase in protected wetland acreage. Potential for rehabilitation of 2.5 miles of anadromous fishery stream and associated riparian area.	<1 acre of wetland occurs on potential BLM select parcels. Approximately 500 acres of wetland occurs on the offered parcel.
Wild and Scenic Rivers	None anticipated	No BLM potential select parcels occur within or adjacent to (≤ 1/4 mile) from a designated or nominated WSR. Initial review of free flowing streams on the offered parcel indicate none of them contain "outstanding remarkable values" as required for WSR designation. Reference recreation report in EA file.
Cultural Resources	Exchange would provide protection for a known cultural site.	Field survey for cultural resources on BLM parcels was negative. Known cultural site exists on offered parcel; acquisition of site would provide protection. Reference archeologist report in EA case file.
Wilderness	None	1/ Reference Recreation Report in EA Case file.

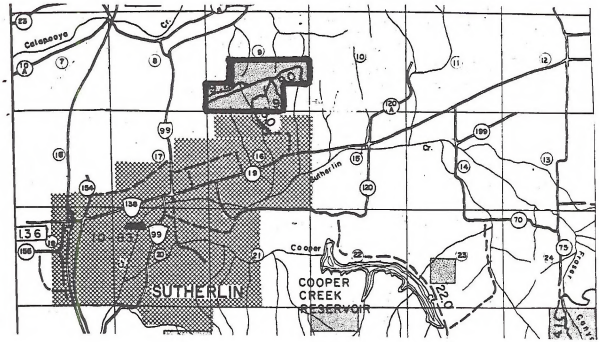
1/ This resource does not occur in the proposed BLM selected parcel or the offered parcel.

Exhibit A, 2 of 3

Dunning Ranch Exchange
Exhibit A, Table II
Summary of Other Resources

Resource	Remarks
Wild Horse & Burro Management Area	Exchange tracts have no potential for use as wild horse and burro management areas and are not a designated herd area.
Mineral Resources	See EA pages 4, 11, and 17.
Water Resources	No domestic water sources or municipal watersheds covered under Memorandum of Understanding. No fisheries streams in potential selected parcels. Degraded anadromous fish habitat in offered parcel.
Rangeland Resources	There are no existing grazing leases on any of the BLM parcels.
Visual Resources	No Class I or Class II VRM issues. Potential BLM select parcels are inventoried as VRM class IV, which would allow for management activities to dominate the view (reference Recreation report in EA case file). VRM impacts related to potential timber harvest on selected parcels would be expected to be the same regardless of ownership.
Recreation Resources	No impacts on potential selected parcels. Offered parcel contains good recreation potential. Reference recreation report, EA file.

Proposed Dunning Ranch Exchange
BLM Selected Parcel #1, North Sutherlin, ±240 acres
T. 25 S., R. 5 W., Section 9



General Setting: This parcel of O&C timber land is located north of and adjacent to the city of Sutherlin. The tract is bounded by private ownership on all sides. Slopes range from 10-60%, with small inclusions of up to 90%.

Access: Legal access is provided to this parcel via public roads and a perpetual exclusive road easement (RE-R-336). If this parcel was exchanged, the easement would also be exchanged. BLM cannot exercise legal access to remove timber because St, Johns Street, city of Sutherlin, cannot support industrial truck weights, and the BLM is prohibited from spending funds on public roads.

Timber: All but 2 acres of the 240 acre tract are classified as commercial forest land. Approximately 65 acres have been clearcut and another 71 acres partial cut. The clearcut acres have been reforested and are now young Douglas-fir plantations. The remaining 102 acres have not been entered. There is approximately 5.4 million board feet of merchantable timber remaining in the parcel. Uncut timber stands range from 100-150 years in age. Approximately 2.7 miles of road have been built in the parcel.

Wildlife Values: Low use by cavity dwelling and excavating species. Some suitable nesting area for larger raptors is available; tract contains an active red-tailed hawk nest. Deer use is heavy in the southern portion of the tract.

Threatened & Endangered Animals: The parcel contains 158 acres of suitable nesting, roosting, and foraging habitat for the northern spotted owl, but night surveys in 1992 and 1993 have not detected any occupancy. Current potential for occupancy appears slight.

The tract is within the known distribution of Columbian White-tailed deer. No CWTD have been noted during daylight field reviews.

Fisheries Values: None identified.

Threatened & Endangered Plants: Survey completed 20 Apr 93. No special status plants were observed.

Mining Claims/Oil & Gas Leases/Minerals Potential: No recorded mining claims exist on this parcel. The area is classified as having low potential for the discovery of locatable minerals. The Oregon State Office, BLM, has classified the parcel as having a high potential for the discovery of oil and gas.

Withdrawals/Lands Classifications: The O&C land is classified as timber land for permanent forest production. The Notice of Realty Action for the exchange proposal (OR49268) segregated the land from appropriation under the public land laws, including the mining laws, except for exchange.

Water Resources/Water Rights: There are no recorded domestic water sources within this parcel. The area is not within a municipal watershed covered by Memorandum of Understanding.

Cultural Resources: Survey completed spring of 1993. No sites found.

Soils: Bateman soils on 30-60% slopes and Renhaven soils on slopes <30%. Renhaven soils are considered to be very productive timber producing soils. Headwalls occur at the top of drainages in the northern portions of the parcel. Timber Production Capability Classification: fragile due to slope gradients.

Right-of-Way Grants/Temporary Use Permits: 1) Pacific Power has R/W Ore012075 for 115 kV transmission line in NW1/4NW1/4SW1/4SW1/4. R/W expires 01-19-2015. 2) A landowner located in the SE1/4SE1/4 utilizes BLM roads 25-5-16.0, 9.0 and 9.3 to access his residence under casual use.

O&C Permits/ Reciprocal Agreements: None

BLM Right-of-Way Reservations: BLM road 25-5-16.0 is serialized as OR 4647, a 44 LD 513. BLM roads 25-5-9.0, 9.1, 9.2, and 9.3 are FLPMA reservations recorded in the Roseburg District road records.

Recreation Potential: Located next to Sutherlin, local residents are making fairly heavy use of the area. Use centers around target shooting, backroad driving, off-highway vehicle use and refuse dumping. Topography is not suited for recreational development.

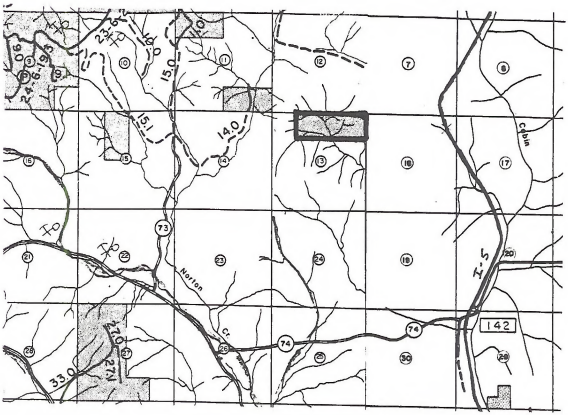
Visual Resources/Scenic Quality: Managed as VRM Class IV under the MFP. Proximity to the rural interface area would change management to VRM Class III under the Draft RMP. VRM Class III management allows activities to be evident and begin to attract attention in the characteristic landscape. VRM Class IV allows for activities to become the dominant feature.

County Zoning/Allowable Uses: Douglas County Comprehensive Plan Maps indicate the parcel is zoned Farm/ Forest Transitional. The parcel borders the City of Sutherlin urban growth boundary to the South; the remainder of the parcel is bordered by lands zoned Farm/forest Transitional.

The intent of the Farm/Forest Transitional designation is to conserve and maintain open space lands for forest uses, farm uses, or both. It is also intended to maintain open space lands which are otherwise necessary to protect natural resource areas. It is recognized (by the county) that these lands can and should be used for agriculture, forestry, or both. However, no priority for forest or farming activity is intended.

One dwelling could potentially be built on this parcel. County zoning ordinances would require a justification to show the dwelling was needed to manage the land for it's farm/forest potential. If the parcel were logged, up to three dwellings could be potentially allowed. The parcel could not be subdivided further unless it becomes part of the Sutherlin city limits.

Proposed Dunning Ranch Exchange
BLM Selected Parcel #2, ±120 acres
T. 24 S., R. 6 W., Section 13



General Setting: This parcel of O&C timber land is located approximately seven miles north of the city of Sutherlin, and one mile west of I-5. The tract is bounded by private ownership on all sides. Slopes range from 10%-60%.

Access: The BLM has no legal access to this parcel. An easement to acquire access has been initiated for a proposed timber sale.

Timber: All of this parcel is classified as commercial forest land. The tract has not been entered for timber harvest or other management activities. There is approximately 5.1 MMBF of merchantable timber in the parcel, ranging in age from 100 to 200 years.

Wildlife Values: Cavity dweller activity appears limited, although barn owl use was noted along NE boundary. Some pileated woodpeckers present. Deer use is heavy, but use appears to be predominately related to winter cover.

Threatened & Endangered Animals: The tract contains 120 acres of suitable northern spotted owl habitat. Open nature of the stand and the small size indicate low potential for occupancy by a nesting pair. No night surveys have been completed. Daytime visits have not resulted in the location of any spotted owls.

The tract is just within 50 miles of the Pacific coast, which puts it within the range of concern for Marbled Murrelets. Stand structure, topography, and distance from the ocean make the occurrence of the species highly unlikely.

Fisheries Values: None identified.

Threatened & Endangered Plants: Survey completed 20 Apr 93. No special status plants were observed.

Mining Claims/Oil & Gas Leases/Minerals Potential: No recorded mining claims exist on this parcel. The area is classified as having low potential for the discovery of locatable minerals. The Oregon State Office, BLM, has classified the parcel as having a high potential for the discovery of oil and gas.

Withdrawals/Lands Classifications: This O&C parcel is classified as timber land for permanent forest production. The Notice of Realty Action for the exchange proposal (OR49268) segregated the land from appropriation under the public land laws, including the mining laws, except for exchange.

Water Resources/Water Rights: Numerous 1st Order streams feed into a 3rd Order stream in the central portion of the unit.

There are no recorded domestic water sources within this parcel. The area is not within a municipal watershed covered by Memorandum of Understanding.

Cultural Resources: Survey completed spring of 1993. No sites found.

Soils: Nekia, Jory, Bateman, and Oakland soils occur on 30 to 60% slopes. Atring, Speaker, Oakland, and Sutherlin soils occur on 10-30% slopes. Timber Production Capability Classification: reforestation restricted by low moisture (RMR).

Right-of-Way Grants/Temporary Use Permits: None

O&C Permits/ Reciprocal Agreements: None

BLM Right-of-Way Reservations: None

Recreation Potential: Isolated tract offering little in the way of recreational opportunities. Topography could support recreational development, but the area lacks unique features to attract visitors.

Visual Resources/Scenic Quality: Currently managed as VRM class IV; VRM management would not change under the Draft RMP. VRM Class IV management allows for activities to attract attention and be the dominant feature of the landscape.

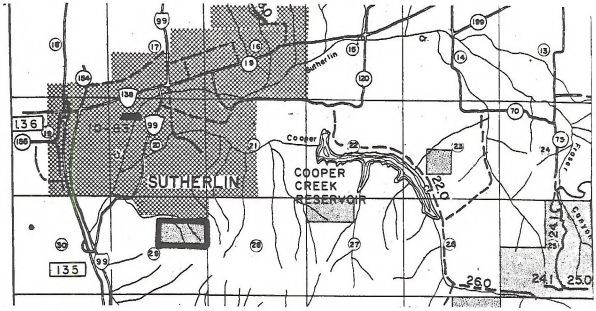
County Zoning/Allowable Uses: Douglas County Comprehensive Plan Maps indicate the parcel is zoned Farm/ Forest Transitional. The parcel is bordered entirely by lands zoned Farm/forest Transitional, except for a block of Rural Residential-5 located to the northeast.

The intent of the Rural Residential designation is to provide for rural residential uses in areas which will not significantly affect surrounding resource uses. It is also intended that this designation should accommodate a portion of the County's future housing needs. RR-5 indicates an area where parcelization and potential development should not exceed a density of one dwelling unit on each 5 acres.

The intent of the Farm/Forest Transitional designation is to conserve and maintain open space lands for forest uses, farm uses, or both. It is also intended to maintain open space lands which are otherwise necessary to protect natural resource areas. It is recognized (by the county) that these lands can and should be used for agriculture, forestry, or both. However, no priority for forest or farming activity is intended.

One dwelling could potentially be built on this parcel. County zoning ordinances would require a justification to show the dwelling was needed to manage the land for it's farm/forest potential.

Proposed Dunning Ranch Exchange
BLM Selected Parcel #4, South Sutherlin, ±80 acres
T. 25 S., R. 5 W., Section 29



General Setting: This parcel of O&C timber land is located south of and adjacent to the city of Sutherlin. The tract is bounded by private ownership on all sides. Slopes range from 30-90%.

Access: The BLM has no legal access to this tract.

Timber: Approximately 56 acres of this 80 acre parcel are classified as commercial forest land. The tract has not been entered for timber harvest or other management activities. There is approximately 1.8 MMBF of merchantable timber in the parcel, ranging in age from 50 to 200 years.

Wildlife Values: Evidence of cavity dweller use has been noted. One pygmy owl and pileated woodpeckers have been observed during field visits. Habitat is suitable for nesting by large raptors. Location of the tract on a dominant ridge above the valley adds to the tract's value for raptors. Deer use appears to be low throughout the tract.

Threatened & Endangered Animals: The tract contains 57 acres of suitable nesting, foraging, and roosting habitat for the northern spotted owl. No spotted owls are known to use the tract; no night surveys have been completed. Radio tracking has shown the nearest spotted owl occurrence to be a mile SE of the tract in 1983.

The tract is within the known range of Columbian White-tailed deer. However, CWTD do not normally use coniferous habitat away from the valley floor.

Fisheries Values: None identified.

Threatened & Endangered Plants: Survey completed 20 Apr 93. No special status plants were observed.

Mining Claims/Oil & Gas Leases/Minerals Potential: No recorded mining claims exist on this parcel. The area is classified as having low potential for the discovery of locatable minerals. The Oregon State Office, BLM, has classified the parcel as having a high potential for the discovery of oil and gas.

Withdrawals/Lands Classifications: This O&C parcel is classified as timber land for permanent forest production. The Notice of Realty Action for the exchange proposal (OR49268) segregated the land from appropriation under the public land laws, including the mining laws, except for exchange.

Water Resources/Water Rights: The tract contains three 1st Order streams.

There are no recorded domestic water sources within this parcel. The area is not within a municipal watershed covered by Memorandum of Understanding.

Cultural Resources: Survey completed spring of 1993. No sites found.

Soils: Atring, Renhaven, and Speaker soils occur on 30-60% slopes. Some inclusions of 60-90% slopes. Headwalls occur in the top of drainages. Timber Production Capability classification (in decreasing order of occurrence): fragile due to mass movement potential/reforestation restricted by low moisture (FPR/RMR); non-suitable woodland due to slope gradient-potential for severe erosion or mass movement (FGNW); fragile due to mass movement potential/non-suitable commercial forest land due to low moisture (FPR/RMW); Non-suitable commercial forest land-reforestation restricted due to low moisture (RMW); non-suitable woodland with soils which will support commercial forest due to low moisture holding capacity (FSNW).

Right-of-Way Grants/Temporary Use Permits: None

O&C Permits/ Reciprocal Agreements: No reciprocal right-of-way agreements cover this tract.

BLM Right-of-Way Reservations: None

Recreation Potential: Steep topography and poor access create minimal potential for recreational development.

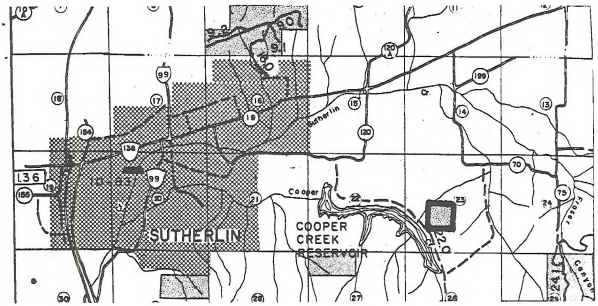
Visual Resources/Scenic Quality: Currently managed as VRM class IV; VRM management would not change under the Draft RMP. VRM Class IV management allows for activities to attract attention and be the dominant feature of the landscape. The north slope of the parcel is highly visible from Interstate 5 and Sutherlin.

County Zoning/Allowable Uses: Douglas County Comprehensive Plan Maps indicate the parcel is zoned Farm/ Forest Transitional. The parcel borders the City of Sutherlin urban growth boundary to the north; the remainder of the parcel is bordered by lands zoned Farm/forest Transitional.

The intent of the Farm/Forest Transitional designation is to conserve and maintain open space lands for forest uses, farm uses, or both. It is also intended to maintain open space lands which are otherwise necessary to protect natural resource areas. It is recognized (by the county) that these lands can and should be used for agriculture, forestry, or both. However, no priority for forest or farming activity is intended.

One dwelling could potentially be built on this parcel. County zoning ordinances would require a justification to show the dwelling was needed to manage the land for it's farm/forest potential.

Proposed Dunning Ranch Exchange
BLM Selected Parcel #5, Cooper Creek, ±40 acres
T. 25 S., R. 5 W., Section 23


SUTHERLIN
COOPER
CREEK
RESERVOIR
Cooper
Sutherlin
136
99
99
99

Withdrawals/Lands Classifications: This O&C parcel is classified as timber land for permanent forest production. The Notice of Realty Action for the exchange proposal (OR49268) segregated the land from appropriation under the public land laws, including the mining laws, except for exchange.

Water Resources/Water Rights: Intermittent 1st Order stream in NW corner. Small wetland area (<1 acre) along southern boundary.

There are no recorded domestic water sources within this parcel. The area is not within a municipal watershed covered by Memorandum of Understanding.

Cultural Resources: Survey completed spring of 1993. No sites found.

Soils: Both Oakland and Renhaven soils occur on 30-60% slopes, and Speaker soils on 20-30% slopes. Renhaven soils are considered to be very productive timber producing soils. Timber Production Capability Classification: reforestation restricted due to moisture limitations (RMR). Southwest corner of the parcel is nonforest-grassland.

Right-of-Way Grants/Temporary Use Permits: Right-of-Way Grant OR 3500 was issued to Douglas County. This is an RS 2477 right-of-way for Douglas County Road No. 305 (Cooper Creek).

O&C Permits/ Reciprocal Agreements: None

BLM Right-of-Way Reservations: None

Recreation Potential: Although located adjacent to Cooper Creek Reservoir, steep topography limits recreational potential. No part of the site is flat enough for day use or overnight development.

Visual Resources/Scenic Quality: Managed as VRM Class IV under the MFP. Proximity to the rural interface area would change management to VRM Class III under the Draft RMP. VRM Class III management allows activities to be evident and begin to attract attention in the characteristic landscape. VRM Class IV allows for activities to become the dominant feature. The tract is highly visible from Cooper Creek Reservoir and the east end county boat ramp.

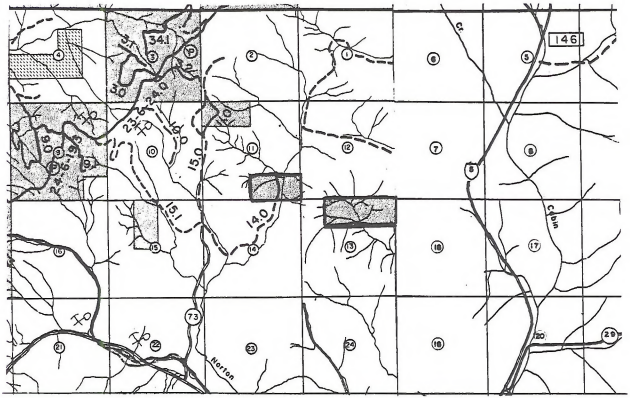
County Zoning/Allowable Uses: Douglas County Comprehensive Plan Maps indicate the parcel is zoned Farm/ Forest Transitional. The parcel is bordered to the north by agricultural lands. The remainder of the parcel is bordered by lands zoned Farm/forest Transitional, except for Cooper Creek Reservoir which is zoned public/ semi-public.

The intent of the Agricultural designation is to preserve and maintain prime agricultural lands for farm use. It is also intended to provide protection from non-farm uses.

The intent of the Farm/Forest Transitional designation is to conserve and maintain open space lands for forest uses, farm uses, or both. It is also intended to maintain open space lands which are otherwise necessary to protect natural resource areas. It is recognized (by the county) that these lands can and should be used for agriculture, forestry, or both. However, no priority for forest or farming activity is intended.

Discussions with county planners indicate it would be extremely unlikely that a homesite would be allowed on this parcel. The parcel could be developed for temporary occupancy by a mobile home or travel trailer for up to 90 days per year.

Proposed Dunning Ranch Exchange
BLM Selected Parcel #6, ±160 acres
T. 24 S., R. 6 W., Section 11



NOTE: This brief description of Parcel 6 is included for purposes of the Management Framework Plan Amendment only. The parcel is not involved in the Dunning Ranch exchange. Any future land exchange proposals involving parcel 6 would require additional inventory and analysis of this acreage.

General Setting: These 80 acre parcels of O&C timber land are located approximately eight miles north of the city of Sutherlin, and two miles west of I-5. The tracts are bounded by private ownership on all sides, with an additional BLM section located to the NW.

Access:

Timber: All of this parcel is classified as commercial forest land, except for approximately 3 acres dedicated to roads. A 21 acre unit was harvested in the late 1950's and currently supports a well stocked stand of 30 year old advanced Douglas-fir reproduction. The remaining 140 acres contains mature forest stands between 140 and 210 years of age. Operations inventory estimates an average stand volume of approxiamtely 45 thousand board feet per acre for a total of approximately 6.2 million board feet on the 140 acres.

Wildlife Values:

Threatened & Endangered Animals: The tract is just within 50 miles of the Pacific coast, which puts it within the range of concern for Marbled Murrelets.

Fisheries Values: Norton Creek is a perenial stream in the SE 80 acre block. No survey data is available, but the area is recognized as having potential for cutthroat trout and steelhead habitat.

Threatened & Endangered Plants: No survey completed.

Mining Claims/Oil & Gas Leases/Minerals Potential:

Withdrawals/Lands Classifications: This O&C parcel is classified as timber land for permanent forest production. The area has been segregated from appropriation under the public land laws, including the mining laws, except for exchange, for a 2 year period starting with Federal Register publication on March 19, 1993.

Water Resources/Water Rights: Norton Creek is a 3rd Order+ stream in the SE 80 acre block. The NW 80 acre block contains a 1st or 2nd Order intermittent stream.

Cultural Resources: No survey completed.

Soils:

Right-of-Way Grants/Temporary Use Permits:

O&C Permits/ Reciprocal Agreements:

BLM Right-of-Way Reservations:

Recreation Potential:

Visual Resources/Scenic Quality: Currently managed as VRM class IV; VRM management would not change under the Draft RMP. VRM Class IV management allows for activities to attract attention and be the dominant feature of the landscape.

County Zoning/Allowable Uses: Douglas County Comprehensive Plan Maps indicate the parcel is zoned Farm/ Forest Transitional. The parcel is bordered entirely by lands zoned Farm/forest Transitional or Agricultural.

The intent of the Farm/Forest Transitional designation is to conserve and maintain open space lands for forest uses, farm uses, or both. It is also intended to maintain open space lands which are otherwise necessary to protect natural resource areas. It is recognized (by the county) that these lands can and should be used for agriculture, forestry, or both. However, no priority for forest or farming activity is intended.

Proposed Dunning Ranch Exchange
Description of Offered Parcel

The offered parcels make up a 6,581 acre cattle ranch on North Bank Road westerly of the community of Glide on the part of the North Umpqua River known as Whistler's Bend. The parcels consist of 23 separate tax lots, all of which are contiguous (i.e. the ranch is a block ownership). The tax lots range in size from 5 acres to over 2,000 acres. According to the BLM appraiser, the ranch's large size is impressive in an area where smaller holdings are the norm.

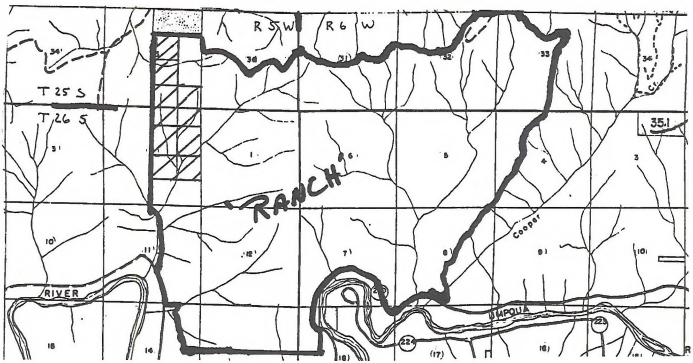
Improvements on the ranch include a two bedroom, two bath ranch house, storage facilities, a 90' x 150' cattle barn and feedlot operation, and five 40' x 100' feeder barns. The ranch is partially roaded with natural surface roads. Year round access is provided only via horse or ATV.

Current habitat types range from improved pastureland to small areas of mature coniferous forest, mixed conifer/hardwood forest, and hardwood forest dominated by white oak. The lower elevations on the ranch contain hardwood forests of white and black oak, with some Oregon ash, maple, and white alder. Pastures are intermixed with the forested areas. There are approximately 2,800 acres of woodland on the ranch.

All of the habitat areas on the ranch are considered to support or have the capability to support Columbian White-tailed Deer at some time during the year. The ranch also provides suitable habitat for raptors.

Several streams begin on the ranch property and currently maintain anadromous fish such as coho salmon and steelhead. These streams are highly degraded at this time due to grazing and watershed impacts.

Several of the small watersheds have discrete wetland areas that are represented by plant communities dominated by Oregon Ash and false hellebore. Much of the lower slope areas in the drainages have saturated soils and could be classified as wetland under the current definitions (approximately 500 acres).



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Proposed Dunning Ranch Exchange
Area of Critical Environmental Concern (ACEC) Review

ACEC NOMINATION

Name: Dunning Ranch
Location: See attached map and legal description for detailed location. ACEC nominated area can be generally described as:

Willamette Meridian, OR

T. 25 S., R. 4 W., sec. 31, portion; sec. 32, portion; sec. 33, portion.

T. 26 S., R. 4 W., sec. 4, portion; sec. 5, portion; sec. 6, all; sec. 7, portion; sec. 8, portion; sec. 17, portion; sec. 18, portion.

T. 25 S., R. 5 W., sec. 35, portion; sec. 36, portion.

T. 26 S., R. 5 W., sec. 1, all; sec. 2, portion; sec. 11, portion; sec. 12, all; sec. 13, portion; sec. 14, portion.

Containing approximately 6,581 acres

Less the following lands which would be managed primarily for timber production outside of the ACEC boundary:

T. 25 S., R. 5 W., sec. 35:
SW1/4NE1/4
NW1/4SE1/4
S1/2SE1/4

T. 26 S., R. 5 W., sec. 2:
NE1/4
N1/2SE1/4

Containing approximately 400 acres.

Total Offered Parcel:	6,581 acres
Total timber emphasis acres:	400 acres
Total Recommended ACEC: Approximately	**6,181 acres**

CRITERIA EVALUATION

Review of the relevance and importance criteria as identified in 43 CFR 1610.7-2 and BLM Manual 1613 is summarized below:

Relevance criteria are met for the following reasons:

1. Cultural values: The offered parcel contains a portion of an important cultural site (#35DO61).

2. Habitat for Endangered Species: Discussion with US Fish & Wildlife Service indicates the offered parcel would be classified as secure Columbian White-tailed Deer (CWTD) habitat under federal management. This would be enough habitat to meet the goals established in the CWTD recovery plan.

3. Special Status Plant Species: The offered parcel contains known populations of a two federal candidate plant species (*Arabis koehleri* var. *koehleri* Shrubby Rock Cress, and *Perideridia erythrorhiza,* False Caraway). The offered parcel represents over 50% of the known habitat of *Arabis koehleri* var. *koehleri.*

Importance criteria are met because:

1. The offered parcel is considered to be of more than local significance. Federally listed Threatened & Endangered species, along with federal candidate species, are considered to be of national significance and importance.

2. The offered parcel has circumstances which could make it vulnerable to adverse change. Under private ownership, the ranch has the potential for subdivision into 37 separate ranchettes, which would cause fragmentation of CWTD habitat.

3. The offered parcel would warrant protection in order to satisfy national priority concerns. Classification of the 6500 acre offered parcel as secure CWTD habitat would satisfy one of the major requirements for delisting of the CWTD as identified in the CWTD recovery plan.

ANALYSIS SUMMARY AND REVIEW

Based on review of relevance and importance criteria as identified above, the ID Team has determined that the Dunning Ranch (offered parcel) meets the criteria required for the designation of an Area of Critical Environmental Concern. The ID team recommends such designation should the parcel come into federal ownership.

Interim Management Guidance: The ID Team recommends the following management guidelines for an interim period (up to two years) while a more detailed management and development plan could be developed (if the exchange is completed). These interim guidelines would be necessary to protect the relevant and important resource values identified in the ACEC review, while still providing for public use.

1. If ACEC designation is approved, the offered parcel would be available for mineral entry, except for approximately 70 acres of known habitat for special status plants. ACEC designation would provide the means for adequate BLM oversight even if mining was proposed. The area has low potential for locatable minerals entry.
2. The parcel would be open for oil and gas development. Approximately 70 acres of known special status plant habitat would be subject to No Surface Occupancy stipulation.

3. The offered parcel would be closed to motorized off-highway vehicles (OHVs) due to the potential for wildlife disturbance. Access roads would be gated to control access.

4. The offered parcel would be open for non-motorized dispersed recreation. Gating would probably be designed to provide pass gates for horses and mountain bikes.

5. Grazing and other vegetation manipulation would be conditionally approved if found to be beneficial to special status species habitat.

6. Predator control would continue at the present levels.

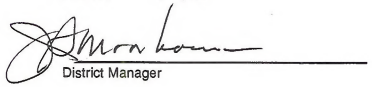
7. Hunting would be allowed during regular hunting seasons regulated by the Oregon Department of Fish and Wildlife.

8. Timber harvest or firewood cutting could occur on that portion of the offered parcel designated an ACEC if found to be beneficial to special status species habitat.

IDENTIFICATION FINDING

This area meets the relevance and importance criteria established in 43 CFR 1610.7-2 and is a potential Area of Critical Environmental Concern.

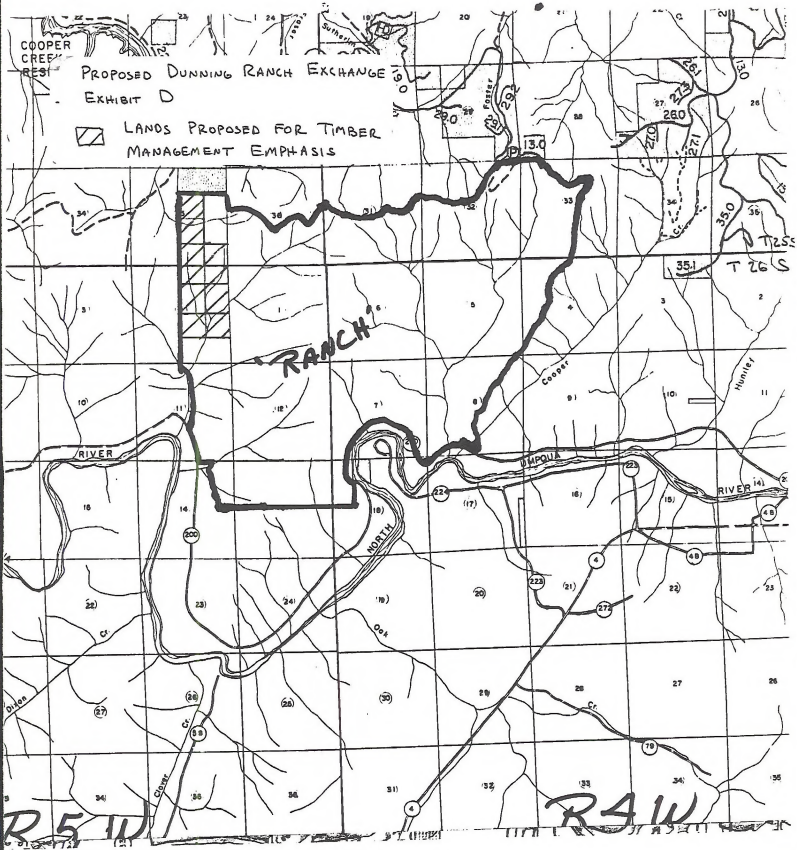
[X] Yes [ ] No



District Manager

8.24.93

Date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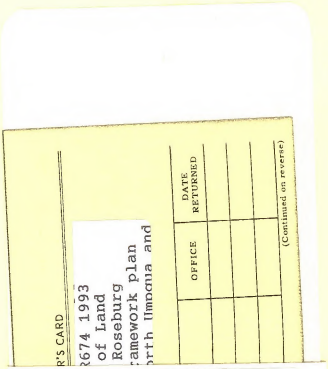

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